

**MOORE COUNTY PLANNING BOARD
THURSDAY, MARCH 3, 2022, 6:00 PM
MOORE COUNTY HISTORIC COURTHOUSE – 2nd FLOOR**

CALL TO ORDER – 6 PM

INVOCATION – (Member Volunteer)

PLEDGE OF ALLEGIANCE – (Member Volunteer)

MISSION STATEMENT – (Member Volunteer)

I. PUBLIC COMMENT PERIOD (*Procedures are attached*)
Please sign up on the Public Comment Sign In sheet near the door

I. APPROVAL OF CONSENT AGENDA
All items listed below are considered routine and will be enacted by one motion. No separate discussion will be held except by a member of the Planning Board:

- A. Approval of Meeting Agenda
- B. Approval of Minutes of January 6, 2022
- C. Consideration of Abstentions

II. PUBLIC HEARINGS

1. **Conditional Rezoning Request: Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) – Jaimie Walters**

III. PLANNING DEPARTMENT REPORTS - Debra Ensminger

IV. BOARD COMMENT PERIOD - Chairman

V. UPCOMING EVENTS

- Tuesday, March 15, 2022, 5:30 PM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage
- Tuesday, April 5, 2022, 10:30 AM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage
- **Thursday, April 7, 2022, 6:00 PM Planning Board Meeting to be held at the Historic Courthouse in Carthage**

VI. ADJOURNMENT

*Special accommodations for individuals with disabilities or impairments will be made upon request to the extent that reasonable notice is **given** to the County.*

Please see attached procedures for the Public Comment Period and public comment during Public Hearing

**PUBLIC COMMENT PROCEDURES
MOORE COUNTY PLANNING BOARD**

The Moore County Planning Board is committed to allowing members of the public an opportunity to offer comments and suggestions for the efficient and effective administration of government. In addition to public hearings, a special time is set aside for the purpose of receiving such comments and suggestions. All comments and suggestions addressed to the Board during the Public Comment Period shall be subject to the following procedures:

- 1. The Public Comment period will be held at the beginning of the Board meeting. The comment period will be limited to a maximum of thirty minutes*
- 2. Persons who wish to address the Board during the Public Comment Period will register on a sign-up sheet available on the table outside the entrance door to the Meeting Room indicating contact information and topic. Sign-up sheets will be available beginning 30 minutes before the start of the meeting. No one will be allowed to have his/her name placed on the list by telephone request to County Staff.*
- 3. Each person signed up to speak will have three (3) minutes to make his/her remarks. Each person signed up to speak will only be entitled to the time allotted to each speaker and one additional time period which may be yielded to him/her by another individual who has also signed up to speak on a particular topic.*
- 4. Speakers will be acknowledged by the Board Chairperson in the order in which their names appear on the sign-up sheet. Speakers will address the Board from the lectern at the front of the room and begin their remarks by stating their name and address.*
- 5. Public comment is not intended to require the Board to answer any impromptu questions. Speakers will address all comments to the Board as a whole and not one individual member. Discussions between speakers and members of the audience will not be allowed.*
- 6. Speakers will be courteous in their language and presentation. Matters or comments which are harmful, discriminatory or embarrassing to any citizens, official or employee of Moore County shall not be allowed. Speaker must be respectful and courteous in their remarks and must refrain from personal attacks and the use of profanity.*
- 7. Only one speaker will be acknowledged at a time. If the time period runs out before all persons who have signed up get to speak, those names will be carried over to the next Public Comment Period.*
- 8. Any applause will be held until the end of the Public Comment Period.*
- 9. Speakers who have prepared written remarks or supporting documents are encouraged to leave a copy of such remarks and documents with the Chairperson.*
- 10. Information sheets outlining the process for the public's participation in Board meetings will also be available in the rear of the Meeting Room.*
- 11. Action on items brought up during the Public Comment Period will be at the discretion of the Board.*

Adopted on the 4th day of February, 2010 by a 8 to 1 vote of the Moore County Planning Board.

**MOORE COUNTY PLANNING BOARD
PUBLIC HEARINGS PROCEDURES**

The Moore County Planning Board serves the public as well as the Board of Commissioners. During each public hearing a special time has been set aside for the purpose of receiving comments and suggestions. To insure that comments and suggestions are productive and not unnecessarily long, procedural rules for conducting public hearings are necessary. The following procedural rules will be utilized during public hearings of the Moore County Planning Board:

- 1. Anyone who would like to address the Board during a public hearing should register on the appropriate sign-up sheet indicating their name and address. Sign-up sheets will be available on the table outside the entrance door to the Meeting Room 30 minutes before the start of the meeting. Information sheets outlining the process for the public's participation in Board meetings and public hearings will also be available. No one will be allowed to have his/her name placed on the list by telephone request to County Staff.*
- 2. Each speaker will be called by the Chairman to the lectern, will state their name and address clearly into the record before providing their comments.*
- 3. Speakers will address all comments to the Board as a whole and not to any one individual member. Speakers will be respectful, courteous, refrain from personal attacks and the use of profanity.*
- 4. Any applause will be held until the end of the public hearing.*
- 5. Speakers who have prepared written remarks or supporting documents are encouraged to leave a copy of such remarks and documents with the Secretary.*
- 6. Action on items brought up during the public hearing will be at the discretion of the Board.*

Adopted on the 5th day of May, 2011 by a 9 to 0 vote of the Moore County Planning Board

MINUTES
MOORE COUNTY PLANNING BOARD
THURSDAY, JANUARY 6, 2022, 6:00 PM
MOORE COUNTY HISTORIC COURTHOUSE – 2nd FLOOR

Board Members Present:

Joe Garrison (Chairman), John Cook, John McLaughlin, Jeffrey Gilbert, Bobby Hyman, Tucker McKenzie, Farrah Newman, Amy Lynn

Board Members Absent:

None

Staff Present:

Debra Ensminger, Planning Director; Stephanie Cormack, Admin Officer; Betty Lynd, Senior Planner; Jaimie Walters, Senior Planner; Tron Ross, Associate County Attorney

CALL TO ORDER

Chairman Joe Garrison called the meeting to order at 6:00 pm.

INVOCATION

Chairman Farrah Newman offered the invocation.

PLEDGE OF ALLEGIANCE

Chairman Joe Garrison led in citing of the Pledge of Allegiance.

MISSION STATEMENT

Board Member Tucker McKenzie read the Moore County Mission Statement.

PUBLIC COMMENT PERIOD

The following individuals signed up to speak during the public comment period.

- Nick LaSala Jr.; 975 Cranes Creek Rd. Cameron NC. See attached Exhibit A of Mr. LaSala comments for record.

APPROVAL OF THE CONSENT AGENDA

- A. Approval of Meeting Agenda
- B. Approval of Minutes of December 2, 2021
- C. Consideration of Abstentions

Board Member Jeffery Gilbert requested amendment to the minutes under election to vice chair to change his place of employment from EP Industries to PPG Industries. Board Member Jeffery Gilbert made a motion for approval of the consent agenda as per the recommend modification and approval of the minutes of December 2, 2021, meeting. Vice Chair Bobby Hyman seconded the motion and the motion passed unanimously 8-0.

PUBLIC HEARING

Public Hearing #1 – General use Rezoning Request: Neighborhood Business (B-1) & Rural Agricultural (RA) to Rural Agricultural (RA) – Providence Chapel Rd – Betty Lynd

Senior Planner Betty Lynd presented a request by Brian Adam Johnson is requesting a General Use Rezoning from Neighborhood Business (B-1) & Rural Agricultural (RA) to Rural Agricultural (RA) of one parcel of approximately 58.69 acres located at 246 Providence Chapel Road, owned by Brian Adam Johnson, per Deed Book 4996 Page 477 and further described as ParID 00007399 in Moore County Tax Records.

Mrs. Lynd went over the items within the packet regarding the request.

With no further questions from the board, Chairman Garrison opened the Public Hearing.

The following have signed up to speak during the Public Hearing.

- Brian Adam Johnson; 327 East Second St. Silver City, NC

Mr. Johnson is the current landowner of the property who has future intentions to build a house as he conducts a lot of business within Moore County and would like to live closer to the county.

With no further discussion or public comment Chairman Garrison closed the Public Hearing.

With no further comments Board Member Amy Lynn made a motion to approve the attached Moore County Planning Board Land Use Plan Consistency Statement and authorize its chairman to execute the document as required by North Carolina General Statute 160D-604. The motion was seconded by Vice Chair Bobby Hyman; the motion passed unanimously 8-0.

Board Member Amy Lynn made a motion to recommend approval to the Moore County Board of Commissioners of the General Use Rezoning from Neighborhood Business (B-1) & Rural Agricultural (RA) to Rural Agricultural (RA) of one parcel of approximately 58.69 acres located at 246 Providence Chapel Rd, owned by Brian Adam Johnson, per Deed Book 4996 Page 477 and further described as ParID 00007399 in Moore County Tax Records; The motion was seconded by Board Member Bobby Hyman; the motion passed unanimously 8-0.

PUBLIC HEARING

Public Hearing #2 – Conditional Rezoning Request: Residential and Agricultural-40 (RA-40) & Highway Commercial (B-2) to Highway Commercial Conditional Zoning (B-2/CZ) – US 15/501 Highway – Jaimie Walters

Senior Planner Jaimie Walters presented a request by Jeff Tucker, Vice-President of JT & JR, Inc., is requesting a Conditional Rezoning from Residential and Agricultural-40 (RA-40) & Highway Commercial (B-2) to Highway Commercial Conditional Zoning (B-2/CZ) to construct a building and storage yard for a Contractor Office on an approximately 4.76-acre portion of two parcels of approximately 14.07 acres located on US Highway 15/501, owned by JT & JR., Inc., per Deed Book 5446 Page 365 and further described as ParID 00014913 and 00016274 in Moore County Tax records.

Mrs. Walters went over the items within the packet regarding the request.

With no further questions from the board, Chairman Garrison opened the Public Hearing.

Chairman Garrison inquired if there were any comments from the surrounding municipalities as the property is located fairly close to these areas.

Mrs. Walters explained there was a community meeting held and the Village of Pinehurst staff were the only municipality in attendance and had no issues with the zoning request.

Chairman Garrison inquired if the adjacent property within the Pinehurst zoning is similar to the requested rezoning request.

Mrs. Walters explained the adjacent zoning designation was more office professional which is different than the requested rezoning.

Board Member Gilbert requested further clarification on the conditions the applicant is adding to the property.

Mrs. Walters explained the property is located within the Highway Overlay District therefore any rezoning request would need to have a conditional zoning designation. The only condition the applicant is requesting is to construct a building with a storage yard for a contractor office. The applicant would need to provide a site-specific plan to be reviewed by staff to ensure all criteria is met.

The following has signed up to speak during the Public Hearing.

- Tim Carpenter, LKC Engineering 140 Aqua Shed Ct. Aberdeen, NC representing the applicant.

Mr. Carpenter reiterated to the board the adjacent properties and their zoning designations as mentioned by Mrs. Walters in her presentation. He also pointed out that a portion of the property does have wetlands located on it which will remain undeveloped. Mr. Carpenter provided the board a couple of pictures showing street views see (Exhibit B) of the property. He also explained the property would be used to operate the construction company and not a retail business.

Chairman Garrison asked Mr. Carpenter what the total amount of square footage was located on the road.

Mr. Carpenter explained the total road frontage is approximately 1400 sf however, the area to be developed would only be approximately 530 sf of road frontage with two (2) driveway accesses. The applicant is expected to have approximately 10 employees, the site does have water access and will be utilizing Moore County utilities with the exception of public sewer. Mr. Tucker is a licensed septic contractor and would need to install a septic tank for sewer.

Board member Lynn asked why the applicant would not connect to a public sewer system.

Mr. Carpenter explained public sewer was not available at this time in the area.

- Pauline Ross, 311 Pinehill Rd. Eastwood Community; representative for the people in the surrounding areas.

Ms. Ross does not live in the area however has been asked to speak on behalf of the surrounding landowners. The surrounding landowners would like more time to ask questions about the proposed use prior to the board deciding on this item.

Chairman Garrison asked staff to go over the process for items that come before the board for consideration.

Mrs. Walters explained before a project can come before the board the applicant would submit a request to the Planning department for review, once reviewed a community meeting would be held, public notice letters are sent to adjoining property owners, property is posted with a land use decision sign and advertised two (2) consecutive weeks in the local paper. The request is then brought before the Planning Board which is an advisory board to the Board of County Commissioners. After being heard by the Planning Board public notice letters are sent to adjoining property owners, property is posted with a land decision sign and advertised two (2) consecutive weeks in the local paper for the upcoming Board of County Commissioner meeting.

Chairman Garrison reiterated the Board of County Commissioners will hold a Public Hearing to make the final decision on February 15, 2022.

The applicant Tim Carpenter offered to provide anyone interested in additional information.

Board Member Amy Lynn asked what type of traffic this project would create.

Mr. Carpenter explained they estimate the use would not be very intense and would be equivalent to four (4) single family residences.

With no further discussion or public comment Chairman Garrison closed the Public Hearing.

With no further comments Chairman Garrison Joe Garrison made a motion to approve the attached Moore County Planning Board Land Use Plan Consistency Statement and authorize its chairman to execute the document as required by North Carolina General Statute 160D-604. The motion was seconded by Board Member Tucker McKenzie; the motion passed unanimously 8-0.

Board Member Bobby Hyman made a motion to recommend approval to the Moore County Board of Commissioners of the Conditional Rezoning from Residential and Agricultural-40

(RA-40) & Highway Commercial (B-2) to Highway Commercial Conditional Zoning (B-2/CZ) to construct a building and storage yard for a Contractor Office on an approximately 4.76-acre portion of two parcels of approximately 14.07 acres located on US Highway 15/501, owned by JT & JR., Inc., per Deed Book 5446 Page 365 and further described as ParID 00014913 and 00016274 in Moore County Tax records.; The motion was seconded by Board Member John McLaughlin; the motion passed unanimously 8-0.

PLANNING DEPARTMENT REPORTS

Ms. Ensminger recommended Mr. Carpenter and Ms. Ross connect before they leave to gather the required information she needs to provide the surrounding property owners. Ms. Ensminger mentioned to the board Betty Lynd was leaving the county to work closer to home. Ms. Ensminger placed the board members on notice of an upcoming work session to go over the upcoming 160D changes. Once the county attorneys have reviewed and approved the meeting will be set up.

BOARD COMMENT PERIOD

Chairman Garrison thanked Moore County staff for all their hard work while working for the county and wished Mrs. Lynd the best.

ADJOURNMENT

With no further comments Vice Chair Bobby Hyman made a motion to adjourn the January 6, 2022, regular meeting. The motion was seconded by Vice chair John McLaughlin; meeting adjourned at 6:45p.m., the motion passed unanimously 8-0.

Respectfully submitted by,

Stephanie Cormack

County Commissioners Meeting – 6JAN22

Members of the Board. Good evening and thank you for affording me an opportunity to address you tonight.

My name is Nicholas LaSala Jr. and I reside at 975 Cranes Creek Road in Cameron.

A unique opportunity is before us. The pandemic has spurred a great migration. Drove of our fellow citizens are fleeing cities and suburbs for the country – for places like Moore County – in search of personal freedom and self-sufficiency. This has and will continue to create a mighty burden on this body to accommodate those looking to move here.

There is a right way and a wrong way to manage this migration.

You will be bombarded by a cacophony of voices on both sides of the argument. So, you must arm yourselves with the facts to ensure success.

First, there is no housing shortage in this County. That is a talking point created by Real Estate Agents and Developers. There are no homeless camps in the towns and nary a vagabond roaming the streets looking for a place to stay. So, housing growth in the County is predominantly within our collective ability to manage.

Next, Subdivisions, with their high home densities, do not make money for the County – in fact they cost the county money. About a decade ago, Dr. Mitch Renkow of NC State was asked by several counties to conduct an analysis of the economic impacts of commercial, agricultural, and high-density residential developments. His work has profound conclusions. It demonstrated that Commercial use has the greatest positive impact at \$3.44 in revenue for every dollar it consumes in public services. Next was agricultural at \$1.62 in revenue for every dollar it consumes in services. Finally, there are residential areas, which contribute only \$.74 for every dollar they consume, a net loss of \$.26.

Finally, stay anchored. Our 2013 County Land Use Plan is a document to be lauded for its stated purpose; “preserve the County’s historical, natural, and cultural character.” The 5 Goals, 22 Recommendations and 73 supporting Actions are a comprehensive roadmap to successful development throughout the County. Rezoning decisions made outside of this plan are Arbitrary and Capricious; and will cause confusion because landowners then have nothing firm in which to base planning and fiscal decisions.

County Commissioners Meeting – 6JAN22

I encourage you all to get outside of the Southern Pines/ Aberdeen/ Pinehurst 'cantonment area' and drive the 'back 40' of the County. Take State Route 705, NC's Pottery Highway and eat at Cagle's Diner. Visit the House in the Horseshoe and the areas along the Deep River. Take SR211 out to Eagle Springs and Samarcand. These are the country lanes and small towns which draw folks here. This ambiance is worth protecting.

While my goal is to preserve farmland, I am also a realist. The population of the country is growing, and people need places to live, yet they do not have a right to move to Moore County and destroy what makes it livable. I am also a staunch advocate of property rights. A property owner should have the right to manage his land as zoned – which he knew of when he purchased it. A property owner also has the right to request a rezoning; however, there is no right of approval – no matter how much money they bring to the county.

We are at the start of a Renaissance for the small family farm. The proliferation of the internet and growth in Agritourism makes the family farm a viable option again. Additionally, the pandemic demonstrated that global markets are not as resilient as we thought. "Buy Local" is no longer an advertising slogan. The pandemic highlighted legitimate concerns about food safety and security. The proliferation of small family farms will increase the county's resiliency in the face of these external forces and the next unknown crisis. However, none of this is possible if we continue to turn viable farmland into subdivisions.

Let us also learn from history - or be doomed to repeat it. The success of the Greek City-State was due to the proliferation of land ownership through small family farms of about 7-10 acres. After 200 years of this successful paradigm, the leaders of City-State abandoned family farms and saw its own demise.

I am encouraged to see the first rezoning request of the New Year one which actually creates more Rural Agriculture land. I am also impressed with the compatibility assessment accompanying each request. These are good signs for the County. I pray that you all receive great wisdom this year in managing the development of the County and maintaining what attracts migration to our county.

Thank you for your time.

Exhibit B





Exhibit B

US-501

MEMORANDUM TO THE PLANNING BOARD

FROM: Debra Enslinger
Planning and Inspections Director

DATE: January 28, 2022

SUBJECT: Conditional Rezoning Request: Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) – Beulah Hill Church Rd

PRESENTER: Jaimie Walters

REQUEST

Cellco Partnership d/b/a Verizon Wireless is requesting a Conditional Rezoning from Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) to construct a 195' monopole tower for a Wireless Communication Facility on an approximately 0.23-acre portion of one parcel of approximately 677.65 acres located on Beulah Hill Church Road, owned by Hainoa, LLC, per Deed Book 4904 Page 237 and further described as ParID 00026293 in Moore County Tax Records.

Public notification consisted of publishing a legal notice in the local newspaper for two consecutive weeks, notification by mail to adjacent property owners, and placing public hearing signs on the property.

BACKGROUND

The entire parent property is undeveloped timberlands. Adjacent properties include single family dwellings, undeveloped property, and a golf course, pro-shop, restaurant & guest cottages.

While the parcel does have some freshwater forested/shrub and riverine wetlands, none are located within the rezoning area. Most of the parcel, including the portion to be rezoned, is within a half-mile of a Voluntary Agricultural District. The parcel is within a Red Cockaded Woodpecker Inactive Partition, but this does not include the rezoning area. The parcel is also within the AE – 1% (100-year) Flood Zone, however the rezoning area is located approximately 1200' +/- from the closest boundary. The parcel is within the watershed's High Quality Water area however, the proposed construction will not exceed the impervious area requirement.

COMMUNITY MEETING

The community meeting was conducted at the Moore County Sports Complex Multi-Purpose Room on February 16, 2022, between 4:00pm and 5:00pm. Adjacent properties were notified by certified return receipt mail, sent on February 3, 2022. Please refer to attached report for more details.

CONDITIONAL ZONING (CZ)

Conditional rezoning affords a degree of certainty in land use decisions not possible when rezoning to a general district. Conditional Zoning Districts are established to provide for flexibility in the development of property while ensuring that the development is compatible with neighboring uses. Pursuant to NCGS 160D-703, conditional zoning districts requires the approval of a rezoning by the Moore County Board of Commissioners and approval of a site-specific development plan allowing for the development of specific land uses.

Parallel conditional zoning districts are restricted to those uses (meaning either one or multiple uses) listed in the corresponding general use zoning district.

The request shall be in compliance with all relevant portions of the UDO, except that variations from these standards may be approved by the Board of Commissioners if the site plan is submitted and determined to be suitable for the request, is consistent with the intent of the standards, and ensures compatibility with land uses on surrounding properties.

Specific additional conditions applicable to the rezoning request may be proposed by the applicant, the Planning Board, or Board of Commissioners. Only those conditions mutually approved by the county and the applicant may be incorporated into the permit requirements. If a proposed condition is unacceptable to the owner, the petition can be withdrawn, and the proposed rezoning cannot go forward. Likewise, if a condition is unacceptable to the Board of Commissioners, the petition can be denied and there is no rezoning.

Per NCGS 160D-703(b), conditions and site-specific standards shall be limited to those that address the conformance of development and use of the site to County ordinances and officially adopted plans and those that address the impacts reasonably expected to be generated by the development or use of the site.

ZONING DISTRICT COMPATIBILITY

The requested rezoning to Rural Agricultural Conditional Zoning (RA-CZ) is consistent with the existing uses located near the property, including residential uses, as the underlying zoning district will remain Rural Agricultural (RA). The surrounding area is zoned Rural Agricultural (RA), Residential and Agricultural-40 (RA-40), Residential and Agricultural-2 (RA-2), and Public and Conservation (P-C).

CONSISTENCY WITH THE 2013 MOORE COUNTY LAND USE PLAN

The future land use map identifies the property as Medium Density Residential Classification. The requested zoning to Rural Agricultural Conditional Zoning (RA-CZ) is not compatible with the Medium Density Residential Land Use Classification as the underlying district will remain Rural Agricultural (RA) but would be consistent with the surrounding zoning, large undeveloped lots and land uses. Wireless Communication Facility service is in demand in this large rural area of the County of Moore.

The Land Use Plan states the primary use of the Medium Density Residential Land Use Classification is for density of 2 (two) to 4 (four) dwellings per acre, single family detached or attached. Housing may include a mixture of dwelling types, including single-family detached, duplex, patio home, semi-detached/attached dwelling, multi-family, or townhouse. This may also include certain non-residential neighborhood supportive uses such as schools, daycares, churches

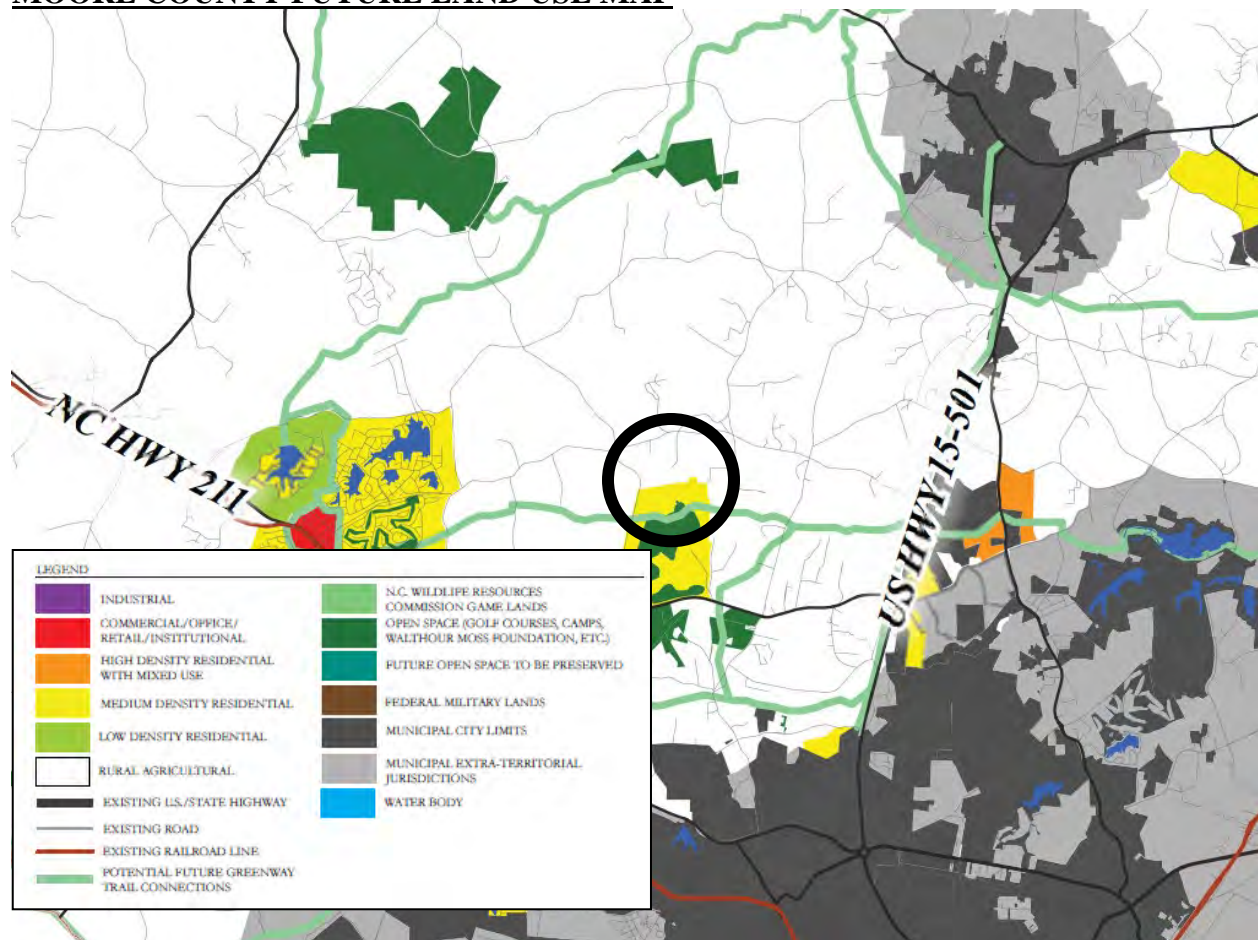
and others. Density would require engineered sewerage disposal systems. Public infrastructure and facilities such as roads, water, sewer, schools, fire/rescue, open space, and must be adequate to accommodate the development. The public service providers in the proximity of these areas shown on the Future Land Use Map shall consider extending, upgrading and/or preserving infrastructure in these locations.

The Moore County Unified Development Ordinance states the Rural Agricultural (RA) district is intended to encourage the continuance of agricultural uses as well as to ensure that residential development of appropriate intensities that are consistent with the suitability of land, availability of public services, and that are compatible with surrounding development, will occur at appropriate densities to provide a healthful environment. The RA District is also intended to accommodate rural commercial activities where the use of site-specific development plans, individualized development conditions, vegetative buffers, larger lots, and the compatibility of adjacent land uses are considered to provide suitable locations for rural commerce and other rural activities.

If the rezoning request is approved, staff recommends updating the Land Use Map to reclassify the site to the Rural Agricultural Classification.

The rezoning request aligns with the following recommendation as included in the attached Land Use Plan Consistency Statement, including Action 1.5.2: Support new developments that utilize existing or implement planned infrastructure that most economically preserves open space and important historical, natural and cultural features.

MOORE COUNTY FUTURE LAND USE MAP



RECOMMENDATION

Staff recommends the Moore County Planning Board make two separate motions:

Motion #1: Make a motion to adopt the attached **Approval** or **Denial** Moore County Planning Board Land Use Plan Consistency Statement and authorize its Chairman to execute the document as required by North Carolina General Statute 160D-604.

Motion #2: Make a motion to recommend **Approval** or **Denial** to the Moore County Board of Commissioners of the Conditional Rezoning from Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) to construct a 195' monopole tower for a Wireless Communication Facility on an approximately 0.23-acre portion of one parcel of approximately 677.65 acres located on Beulah Hill Church Road, owned by Hainoa, LLC, per Deed Book 4904 Page 237 and further described as ParID 00026293 in Moore County Tax Records.

ATTACHMENTS

- Pictures of Property and Adjacent Properties
- Vicinity Map
- Land Use Map
- Rezoning Map

- Planning Board Consistency Statement – Approval
- Planning Board Consistency Statement – Denial
- Submitted Conditional Rezoning Application
- Submitted Wireless Communications Facilities Application
- Submitted Site Specific Development Plan
- Community Meeting Report
- Deed Book 4904 Page 237

View of subject property from Beulah Hill Church Road



Adjacent property – 5445 Beulah Hill Church Road



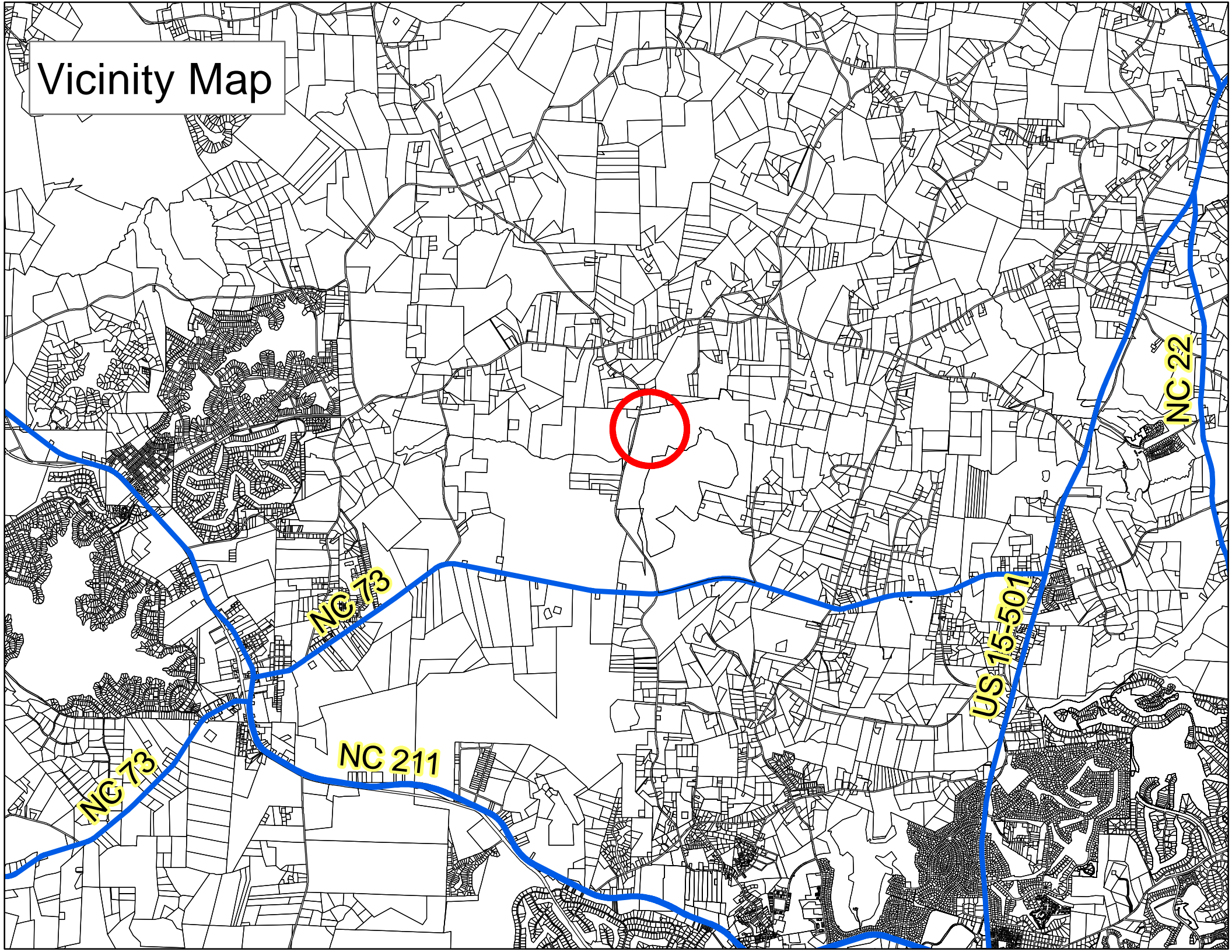
Adjacent property – 5860 Beulah Hill Church Road



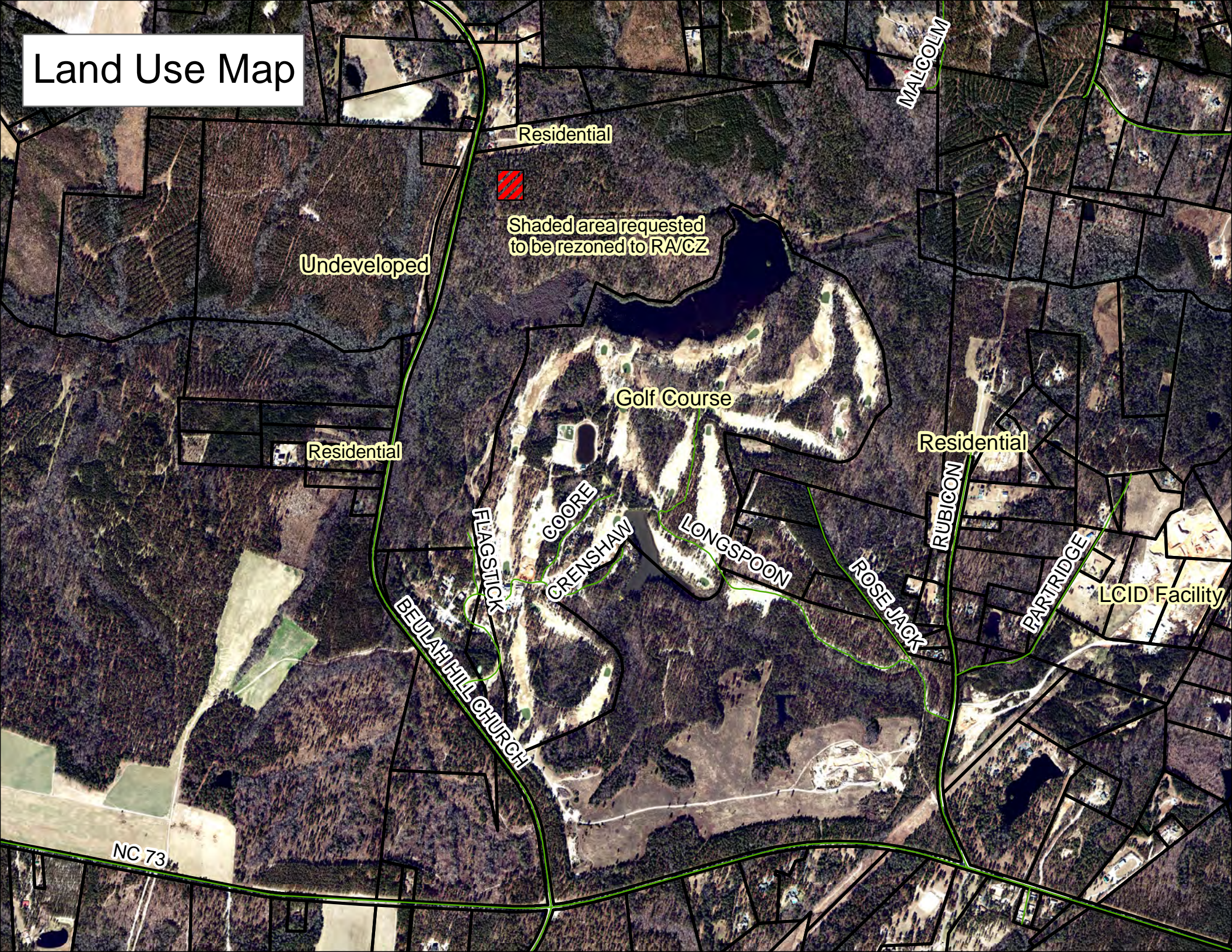
Adjacent property (Undeveloped) – Beulah Hill Church Road



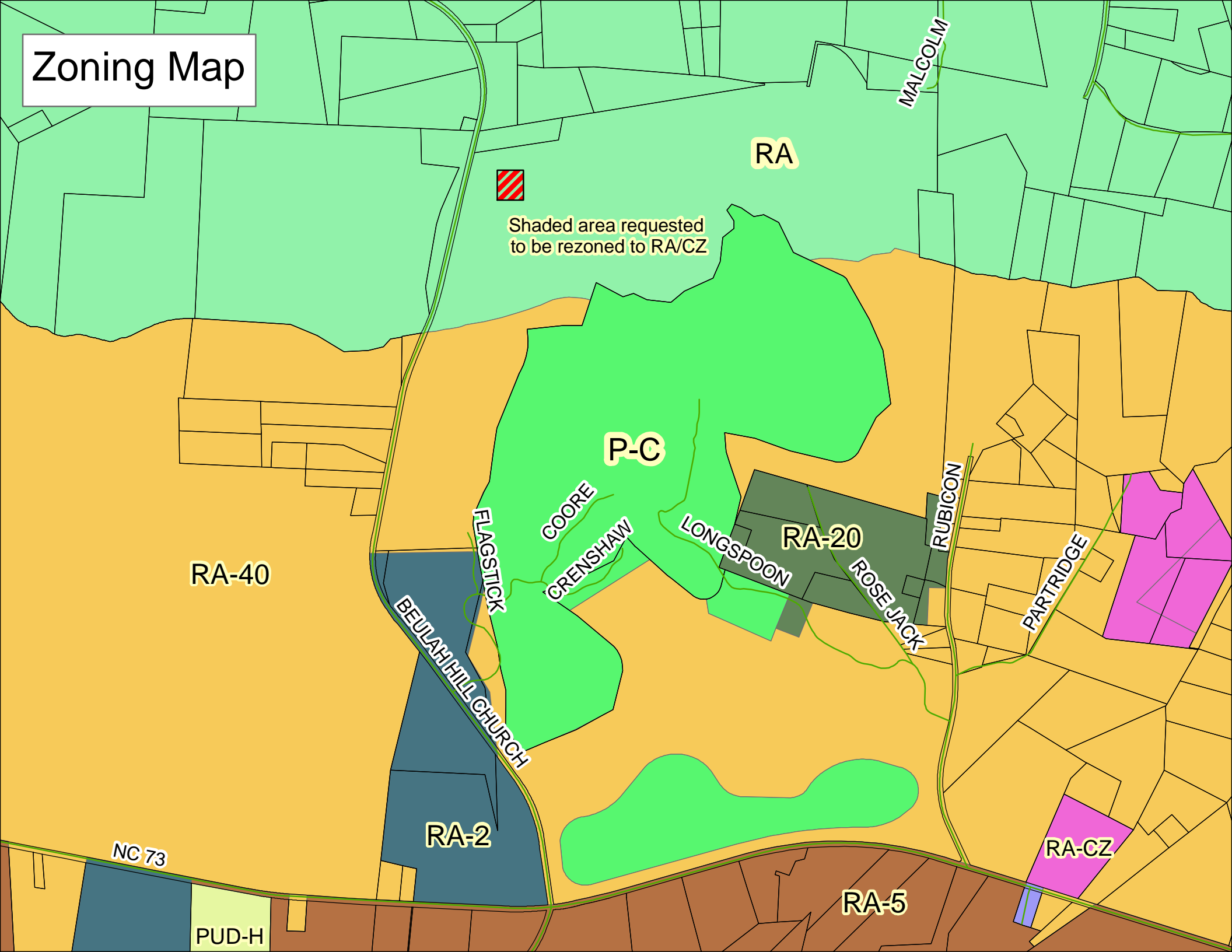
Vicinity Map



Land Use Map



Zoning Map



Moore County Planning Board
Land Use Plan Consistency Statement
Conditional Rezoning Request
Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ)

The Moore County Planning Board finds that:

1. The rezoning request is consistent with the following goal as listed in the 2013 Moore County Land Use Plan:

Goal 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around the municipalities)

- Action 1.5.2: Support new developments that utilize existing or implement planned infrastructure that most economically preserves open space and important historical, natural and cultural features.

2. The rezoning request is reasonable and in the public interest considering the property is located adjacent to existing roads and the underlying zoning district will remain in harmony with surrounding zoning.

3. Contributing factors in the rezoning approval are in response to managing the demand of wireless communication service in a largely rural area. This request will also limit the rezoning to maximum area necessary to achieve the development.

Therefore, the Moore County Planning Board recommends **APPROVAL** of the Conditional Rezoning from Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) to construct a 195' monopole tower for a Wireless Communication Facility on an approximately 0.23-acre portion of one parcel of approximately 677.65 acres located on Beulah Hill Church Road, owned by Hainoa, LLC, per Deed Book 4904 Page 237 and further described as ParID 00026293 in Moore County Tax Records.

Joe Garrison, Chair
Moore County Planning Board

Date

Moore County Planning Board
Land Use Plan Consistency Statement
Conditional Rezoning Request
Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ)

The Moore County Planning Board finds that:

1. The rezoning request is consistent with the following goal as listed in the 2013 Moore County Land Use Plan:

Goal 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around the municipalities)

- Action 1.5.2: Support new developments that utilize existing or implement planned infrastructure that most economically preserves open space and important historical, natural and cultural features.

2. The proposed rezoning is not reasonable and not in the public interest because the proposed rezoning will have an unreasonable impact on the surrounding community.

Therefore, the Moore County Planning Board recommends **DENIAL** of the Conditional Rezoning from Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) to construct a 195' monopole tower for a Wireless Communication Facility on an approximately 0.23-acre portion of one parcel of approximately 677.65 acres located on Beulah Hill Church Road, owned by Hainoa, LLC, per Deed Book 4904 Page 237 and further described as ParID 00026293 in Moore County Tax Records.

Joe Garrison, Chair
Moore County Planning Board

Date



County of Moore Planning and Inspections

Inspections/Permitting: (910) 947-2221

Planning: (910) 947-5010

Fax: (910) 947-1303

Conditional Rezoning Application

Application Date: 11/23/21			
Address of Property: Beulah Hill Church Road, West End, NC 27376			
Applicant: Cellco Partnership d/b/a Verizon Wireless		Phone: 704-577-8785	
Applicant Address: 7821 Research Drive	City: Charlotte	St: NC	Zip: 28262
Owner: Hainoa, LLC		Phone:	
Owner Address: 6033 Beulah Hill Church Rd	City: West End	St: NC	Zip: 27376
Current Zoning District: RA	Proposed Zoning District: RA		
Current Use(s): Vacant / Golf Club	Proposed Use(s): Wireless Facility		
Proposed rules, regulations, condition(s) for the proposed district that address the impacts expected to be generated by the development or use of the site:			
Moore County, NC Ordinance Section 8.101 governing Wireless Communication Facilities			
Moore County, NC Ordinance Section 11.2 Conditional Rezoning			
Moore County, NC Ordinance Section 4 Zoning Permits			
Statement of reasonableness of the proposed conditional zoning. The statement shall include, but not be limited to the following:			
1. The conditional rezoning compatibility with the County Land Use Plan and other adopted plans of the County.			
2. The conditional rezoning compatibility with the existing land uses on abutting and neighboring tracts.			
3. The benefits and detriments of the conditional rezoning for the subject property, neighboring properties and the surrounding community.			
Applicant proposes to install a wireless telecommunications facility to consist of a 195-foot			
Antenna support structure within a 100'x100' leased area, compound measurement			
surrounded by a 60"x60" concealment fence, eight foot in height. Said fence to be			
topped with three strands of twelve gauge barbed wire. Compound will be secured with			
locked gate. Said facility will be designed to accommodate the applicant's antennas			
and accessory equipment, and space for four future tenants as required by Moore County			
Ordinance.			

I (We), the undersigned, certify that all statements furnished in this application are true to the best of my (our) knowledge, and do hereby agree to follow all reasonable requests or information as designated by the County of Moore Zoning Administrator.

Victoria M. Farmer

Digitally signed by Victoria M. Farmer
Date: 2022.01.10 13:34:54 -05'00'

Applicant/Owner Signature

Date

Applicant/Owner Signature

Date

Office Use Only:

PAR ID: 00026293

App# 38221

Opimie L. Walters

1-18-2022

Received By

Date



County of Moore Planning and Inspections

Inspections/Permitting: (910) 947-2221
Planning: (910) 947-5010
Fax: (910) 947-1303

WIRELESS COMMUNICATION FACILITIES (WCF) FREESTANDING NON-CONCEALED

Applicant Information

Applicant Name: Cellco Partnership d/b/a Verizon Wireless Contact Name: Victoria M. Farmer
Address: 7821 Research Dr. City: Charlotte State: NC Zip: 28262
Office Phone: 704-577-8785
Contact Phone: (V. Farmer) 423-802-7847 email: Victoria.Farmer@faulkandfoster.com
Applicant Classification: ☒ Commercial Wireless Provider ☐ Governmental User ☐ Private Business User
Is this a joint application by two or more wireless service providers? ☐ YES ☒ NO
If this is a joint application, please attach contact information for each additional applicant.

Parcel Information

ParID #: 855500114523 Zoning District: RA
Address: Beulah Hill Church Road City: West End, NC Zip: 27376

Landowner Information

Landowner Name: HAINOA, LLC Phone: 402-613-4900
Address: 6033 Beulah Hill Church Road City: West End, NC Zip: 27376

WCF Owner Information

Owner Name: Cellco Partnership d/b/a Verizon Wireless Contact Name: Victoria M. Farmer
Address: 7821 Research Dr. City: Charlotte State: NC Zip: 28262
Office Phone: 704-577-8785
Contact Phone: (V. Farmer) 423-802-7847
Email: Victoria.Farmer@faulkandfoster.com

WCF Facility Information

Street Address: Beulah Hill Church Road City: West End State: NC Zip: 27376
Latitude: 35° 16' 25.3956" N Longitude: 79° 30' 20.2572" W
Support structure height: 195-ft. Ground elevation (ASML): 465'
Support structure description: ☒ Monopole ☐ Rooftop ☐ Self Supporting Lattice Tower ☐ Guyed Tower ☐ Other
Height of proposed co-location (AGL): 195-ft + 4' lightning rod Additional co-locations available? ☒ YES ☐ NO
Number of co-location slots available: applicant plus four additional tenants



County of Moore Planning and Inspections

Inspections/Permitting: (910) 947-2221
Planning: (910) 947-5010
Fax: (910) 947-1303

APPLICATION REQUIREMENTS

Please check each item per the Moore County Unified Development Ordinance Section 8.101(B):

- ☒ Site Plan. In addition to the site plan requirements per Section 4.2, the following shall be included: details of existing and proposed facilities and fall zone radius labeled "NO BUILD ZONE."
- ☒ Radio Frequency. A statement from a registered engineer that the WCF will be maintained and operated in accordance with all applicable Federal Communications Commission (FCC) rules regarding radio frequency emissions and interference and if there is interference with public safety communications, the applicant shall utilize procedures set forth by the FCC and the party causing the interference shall reimburse the County for all costs associated with resolving the interference.
- ☒ Structural Analysis. Signed and sealed by a NC Registered Professional Engineer that the support structure upon completion of the applicant's installation has the structural integrity to accommodate the proposed equipment and complies with all applicable Federal and State building, fire, structural, electrical, and safety codes.
- ☒ Lighting. Applicant shall provide documentation that lighting shall not exceed the Federal Aviation Administration (FAA) minimum standards (minimum intensity and longest duration between flashes) and shall utilize allowed downward shielding to minimize visual impact to pedestrians and reduce the potential attraction to migratory birds. Strobe lights during daylight hours and red lights during nighttime hours unless specifically prohibited by the FAA. A WCF may utilize a security light controlled by a motion-detector sensor at or near the entrance to the facility.
- ☒ Owner Authorization. Proof that a property and/or antenna support structure owner's agent has appropriate authorization to act upon the owner's behalf if applicable.
- ☒ Insurance. Proof of certificates of insurance of general liability insurance in the amount of at least \$1,000,000 covering any liability arising out of its construction or operation of the WCF.
- ☒ Bond. Applicant shall submit a performance bond or letter of credit from an accepted bank in the amount of \$20,000 or a bond equal to the written estimate from a qualified tower removal contractor to guarantee that the facility will be removed when no longer in use.
- ☐ US Fish and Wildlife Service submitted information, if applicable. ☐ Yes ☒ No
- ☐ National Environmental Policy Act (NEPA) checklist, if applicable. ☒ Yes ☐ No
- ☐ State Historic Preservation Office (SHPO) letter, if applicable. ☒ Yes ☐ No
- ☐ Federal Aviation Administration (FAA) approval, if applicable. ☒ Yes ☐ No
- ☐ Buffer. Refer to Section 7.11. Grading shall be limited to necessary area.
- ☒ Minimum Antennas. Wireless support structures (WSS) up to 80 feet – 2 antennas minimum. WSS between 81 and 100 feet – 3 antennas minimum. WSS 101 and 125 feet – 4 antennas minimum. WSS 126 feet or taller – 5 antennas minimum.
- ☒ Safety. All support structures shall be certified to comply with the safety standards contained in the Electronics Industries Association /Telecommunications Industries Association (EIA/TIA) document 222-F, or current standard, "Structural Standards For Steel Antenna Towers and Supporting Structures," or current standard, as amended, by a Registered North Carolina Professional Engineer. The use shall be totally enclosed by a security fence a minimum (6) feet high with 3-strand barbed wire or razor wire.



County of Moore Planning and Inspections

Inspections/Permitting: (910) 947-2221
Planning: (910) 947-5010
Fax: (910) 947-1303

- ☒ Setbacks. One foot for every 1 foot in linear height from any property line. WCF shall be a minimum 2,640 feet from any designated National Register of Historic Places.
- ☒ Height. Any WSS shall be 195 feet or less in height. The Moore County Board of Commissioners may permit a taller tower only if undisputable evidence is provided at application that the WCF service area will be so substantially compromised that there would be a requirement of additional WCFs within a distance of two (2) miles.
- ☒ Necessity. For all new WSS applications, a certification from the applicant's RF engineer that it is not reasonably feasible (technically or commercially impractical or the owner of the WSS is unwilling to enter a contract at fair market value) to co-locate new antennas and equipment on an existing WSS within the geographic search area.

I (We), the undersigned, certify that all statements furnished in this application are true to the best of my (our) knowledge, and do hereby agree to follow all reasonable requests or information as designated by the County of Moore Zoning Administrator.

Victoria M. Farmer

Digitally signed by Victoria M. Farmer
Date: 2022.01.10 13:35:34 -05'00'

Applicant/Owner Signature

Date

Applicant/Owner Signature

Date

Office Use Only:

PAR ID: 00026293

App# 38221

Quimie L. Walters
Received By

1-18-2022

Date



Verizon Wireless
8921 Research Drive
Charlotte, North Carolina 28262
Phone 704 510-8500

Network Operations

**ORDINANCE COMPLIANCE STATEMENT
AND NARRATIVE**

**Site Plan Review for proposed Cellco Partnership d/b/a
Verizon Wireless Telecommunication Facility**

Verizon Site Name and Number: DORMIE GOLF CLUB #678827

Project Description: Cellco Partnership d/b/a Verizon Wireless ("Verizon Wireless") proposes to place a 195-foot monopole self-supported antenna support structure with a 4-foot lightning arrester and associated 19' x 25' ground space equipment area, within a 60'x60' fenced compound within a 100' x 100' leased area.

Parcel Address: BEULAH HILL CHURCH ROAD, WEST END, NC 27376

Property Owner: Hainoa, LLC
6033 Beulah Hill Church Road
West End, NC 27376
PH: (402) 613-4900
ATTN: Ken Pinkerton

Zoning: RA

NARRATIVE

Applicant, Verizon Wireless, is continually improving its network to best meet the needs of the community. The purpose of this proposed antenna support structure will be to provide a solution to a gap coverage in the western portion of Moore County, in an area north of NC-73, along Beulah Hill Church Road. Nearest commercial sites to this location are located 2 miles SE along Murdocksville Road, and 3 miles NW along Dowd Road.

Consideration of this application should not, however, be limited to examining how successfully Verizon Wireless has mitigated any negative impact through design and location. The positive impact of the site should be given full weight as well. We live in a society where our phones have

become an essential tool for daily living. Furthermore, the benefits of this site to this area of Moore County go beyond just convenience for residents and businesses. Quality wireless service is part of the critical infrastructure necessary for public safety in emergency situations. Given the design, location and benefits provided by this proposed site, the lack of significant impacts, and compliance with the requirements of the ordinance as more fully demonstrated below, approval of this application is respectfully requested.

ORDINANCE COMPLIANCE STATEMENT

Verizon Wireless offers this Compliance Statement in support of its application for permission pursuant to Moore County zoning regulations applicable to Wireless Communication Facilities.

Chapter 8, Section 8.101 B. ALL WCF AND WSS REQUIREMENTS

For new WCF, collocations, eligible facility requests, or expansions or modifications to an existing WCF, the following shall be included:

1. Site Plan – details of existing and proposed facilities and fall zone radius labelled “No Build Zone”. The overall site plan shown on page C1 contained within the site plans provided demonstrate there are no existing buildings within the area of the proposed facility and the fall zone radius demonstrates “No build zone” as required.
2. Radio Frequency – Applicant states this facility will at all times be maintained and operated in accordance with all applicable Federal Communications Commission (FCC) rules regarding radio frequency emissions and interference in compliance with this requirement.
3. Structural Analysis – Applicant states the site specific passing structural and foundation analysis prepared, signed and sealed by NC Registered Professional Engineer will be completed and supplied to the building codes department following the zoning review and approval has been received. Applicant further states the site will be designed to have the structural integrity to accommodate the proposed equipment in compliance with all current applicable Federal, State and local fire, structural and electrical safety codes, including Electronics Industries Association / Telecommunications Industries Association (EIA/TIA) document 222-F, or “Structural Standards for Steel Antenna and Supporting Structures as required by this paragraph.
4. Lighting – Applicant states any lighting required by the Federal Aviation Administration (FAA) shall not exceed standards and will minimize visual impact with medium intensity white lights during daylight hours and flashing red lights during evening hours as required by this section.
5. Owner Authorization – Applicant has provided a written authorization signed by the property owner, Hainoa, LLC, allowing the Applicant to proceed with its application process in compliance with this paragraph.
6. Insurance – Certificate of Insurance of commercial general liability in the amount of \$1,000,000 has been provided with this application in compliance with this requirement.
7. Bond – a Performance Bond in the amount of \$20,000.00 has been provided with this application in compliance with this requirement.

8. Supplemental – Applicant has provided reports demonstrating compliance with NEPA, SHPO and Fish and Wildlife Service, along with an FAA Determination of No Hazard in compliance with this paragraph.

8.101 C. ADDITIONAL REQUIREMENTS

Applicant is proposing to install a 195-foot monopole design self-supporting antenna support structure designed to accommodate five wireless providers' antennas and accessory equipment. Applicant certifies all work shall be performed in accordance with the latest edition of safety standards contained in the EIA/TIA, state, national and local codes, ordinances and/or regulations applicable to this project.

The proposed facility will be surrounded by 8-foot security fencing topped with three strands of 12-gauge galvanized barbed wire, with locked security gates in compliance with this section.

Applicant has provided signed documentation to confirm there are no existing structures or facilities within the geographic search area of this proposed facility upon which to collocate per the requirements of section 8.101 C.6.

Chapter 4, Section 4.2C SITE PLAN REQUIREMENTS

Applicant has provided a full site plan, drawn to scale, and prepared by a NC Professional Engineer to include information as required in this paragraph, and relevant to this project, including but not limited to a survey, site plan layout, grading and erosion control, utility and electrical details.

The proposed wireless telecommunications facility site meets all of the conditions and specifications of Moore County, North Carolina Regulations, and will not materially endanger the public health or safety. Wireless service is considered a public necessity in some cases as it is often the only means citizens have to emergency services. The location and character of the use, if developed according to the plan submitted and recommended, will be in harmony with the area in which it is to be located. The proposed facility will meet the infrastructure needs of this area and will provide much needed access to emergency services.

Respectfully submitted,

Victoria M. Farmer

Wireless Site Development/Zoning Specialist
On behalf of Applicant, Verizon Wireless
423-802-7847



September 15, 2021

To: Moore County Jurisdiction

Transmitted via email to amanda.p.price@verizonwireless.com

RE: Verizon Wireless Dormie_Gofl_Club SST Site Located at: Beulah Hill Church Rd., West End, NC 27376

To Whom It May Concern,

We write to inform you that Verizon Wireless has performed a radio frequency (RF) compliance pre-construction evaluation for the above-noted proposed site and based on the result of the evaluation, the site will be compliant with FCC Guidelines

The FCC has established safety rules relating to potential RF exposure from cell sites. The rules are codified at 47 C.F.R § 1.1310. The FCC provides guidance on how to ensure compliance with its rules in the FCC Office of Engineering and Technology Bulletin 65 (available at https://transition.fcc.gov/Bureaus/Engineering_Technology/Documents/bulletins/oet65/oet65.pdf). The FCC developed the RF standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: <https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety>.

Please refer to the FCC Office of Engineering and Technology Bulletin 65 and the attached Verizon Wireless RF Brochure for information on RF exposure guidelines, RF safety, and landlord responsibilities. Questions related to compliance with federal regulations should be directed to VZWRFCompliance@VerizonWireless.com.

Please contact your local Verizon Wireless resource below if you have additional site-specific questions.

Contact Name	Contact Email	Contact Phone
Kelly Quate	Kelly.quate@verizonwireless.com	7045745273

Sincerely,

Jignesh Choksi
Manager-RF System Design
Verizon Wireless

January 7, 2022

J. Nick Beim
Verizon Wireless
3651 Junction Blvd
Raleigh, NC 27603

RE: Proposed 195' Sabre Monopole for Dormie Golf Club, NC

Dear Mr. Beim,

Upon receipt of order, we propose to design and supply the above-referenced Sabre monopole for a Basic Wind Speed of 115 mph without ice and 30 mph with 1.5" ice, Structure Classification II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA 222-G "Structural Standards for Steel Antenna Towers and Antenna-Supporting Structures", using structural steel.

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion above the highest stress leaning over and remaining in a permanently deformed condition. This would effectively result in a fall radius of 125' or less. *Please note that this letter only applies to the above-referenced monopole designed and manufactured by Sabre Industries.*

Sincerely,

David Hill, P.E.
Design Engineer II





Verizon Wireless
6821 Research Drive
Charlotte, North Carolina 28262
Phone 704 510-8500

**APPLICATION BY CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS FOR THE
INSTALLATION OF TELECOMMUNICATIONS FACILITY
DORMIE GOLF CLUB #678827**

Deborah Ensminger,
Planning and Transportation Director
County of Moore, NC
1048 Carthage Oaks Drive
Carthage, NC 28327
PH: 910-947-5010

Subject: Telecommunications Facility Proposal by
Verizon Wireless Site #678827 (Dormie Golf Club)
Moore County, NC Conditional Rezoning
BEULAH HILL CHURCH RD, WEST END, NC 27376
Parcel ID: 855500114523

Hainoa, LLC, by its authorized representative, and owner of real estate identified above, hereby authorize Verizon Wireless to submit an application to Moore County, NC Planning & Zoning Department for the purpose of obtaining all necessary zoning and development permits for the installation of a wireless telecommunications facility consisting of a 195-foot antenna support structure to be erected on the subject property, within a leased area of 100'x100'. Said facility to be surrounded by a 60'x60' fence and include a graveled access & utility easement for ingress/egress.

HAINOA, LLC

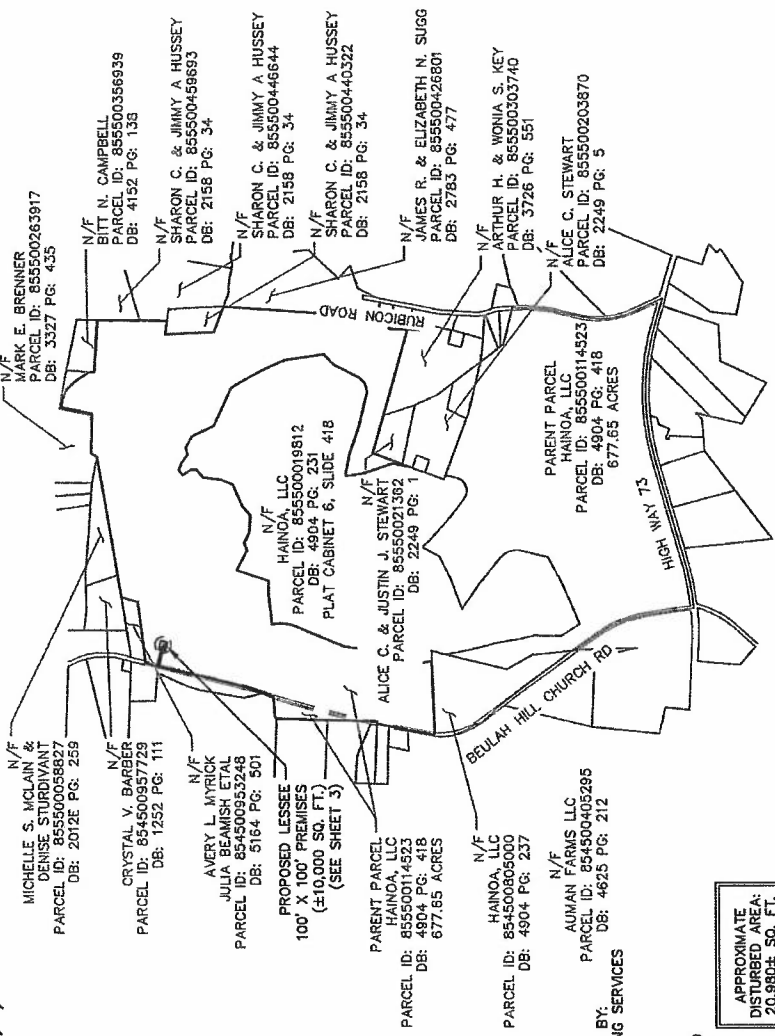
By: [Signature]

Its: Manager

Authorized Representative

Date: 12-17-2021

PROPERTY OWNER APPROVAL _____ DATE 12-17-21 _____ TOWER OWNER APPROVAL _____ DATE _____



UNDERLYING SURVEY PREPARED BY:
SUMMIT DESIGN AND ENGINEERING SERVICES
NEAL H. O'CONNOR, JR.
NCPLS # L-4005
320 EXECUTIVE COURT,
HILLSBOROUGH, NC 27278
FIRM LICENSE NUMBER: P-0339

APPROXIMATE
DISTURBED AREA:
20,980± SQ. FT.

TOWER CENTER LOCATION:
LAT: 35° 16' 24.21" N
LONG: 79° 50' 20.02" W

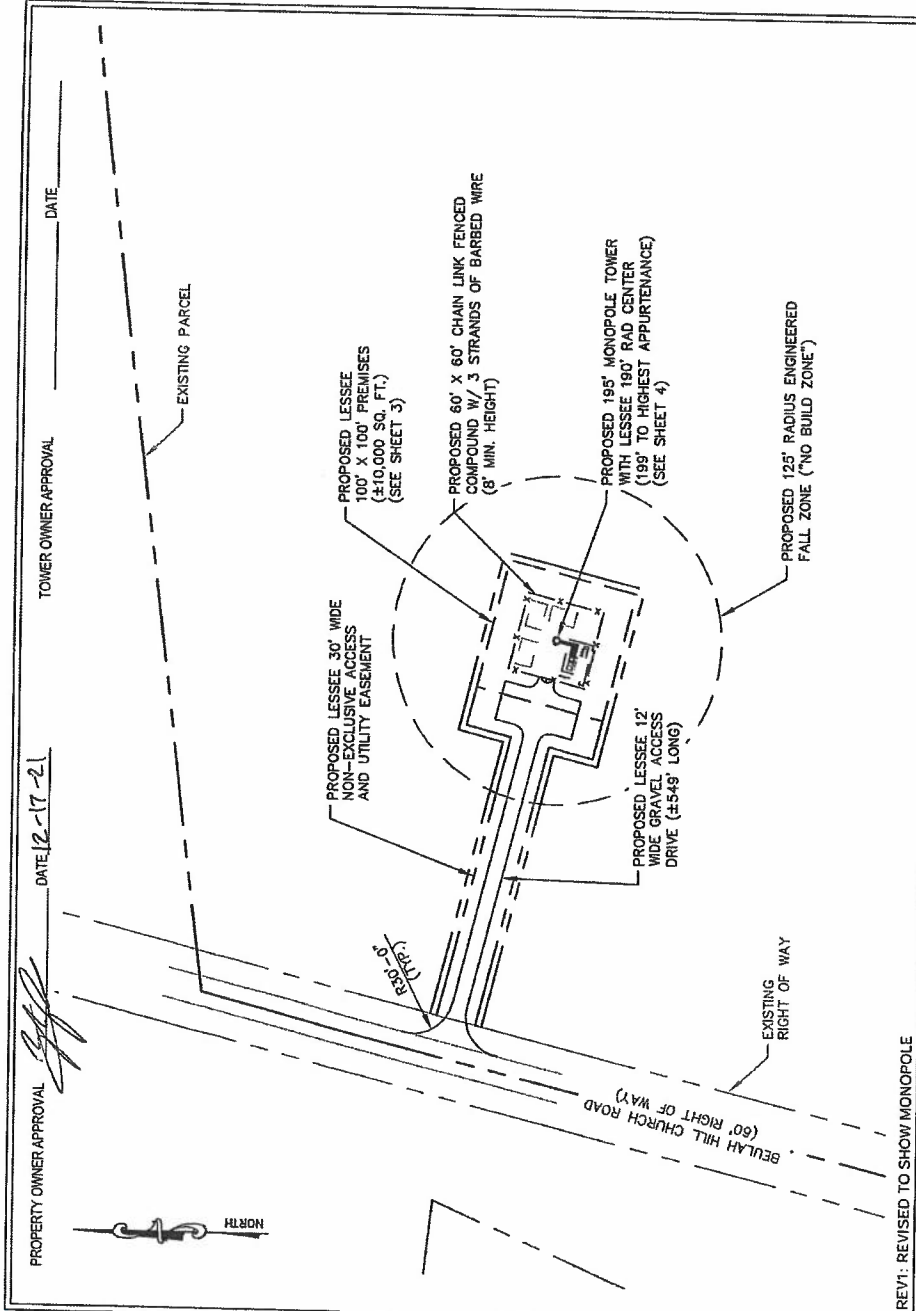
REV1: REVISED TO SHOW MONOPOLE

JOB No.:	013509293
DATE:	10/15/21
REV:	1
DRAWN:	WTB
CHECKED:	DMF

Kimley»Horn	
11750 AUBURN PARK DRIVE, SUITE 200, RALEIGH, NC 27609 PHONE: 770.516.1000 FAX: 770.516.1001 WWW.KIMLEY-HORN.COM NC LICENSE P-0102	
SITE VISIT ATTENDANCE:	
DATE:	
BY:	
PROJECT NO.:	

PROPOSED MONOPOLE TOWER
DORMIE_GOLF_CLUB
BEULAH HILL CHURCH RD
WEST END, NC 27376
MOORE COUNTY

OVERALL PARCEL
SHEET 1 OF 4
SCALE: 1" = 2000'
NOT FOR CONSTRUCTION



PROPERTY OWNER APPROVAL _____ DATE <u>12-17-21</u>		TOWER OWNER APPROVAL _____ DATE _____	
JOB No.: 013509293 DATE: 10/15/21 REV.: 1 DRAWN: WTB CHECKED: DMF		Kimley»Horn 11729 AMBER PARK DRIVE, SUITE 600, ALPHARETTA, GA 30009 PHONE: 770-242-1000 FAX: 770-242-1002 WWW.KIMLEY-HORN.COM Site Visit Attendees: Matthew Thayer David Bell	
REV1: REVISED TO SHOW MONOPOLE		PROPOSED MONOPOLE TOWER DORMIE_GOLF_CLUB BEULAH HILL CHURCH RD WEST END, NC 27376 MOORE COUNTY	
OVERALL SITE PLAN SHEET 2 OF 4 SCALE: 1" = 100' NOT FOR CONSTRUCTION			

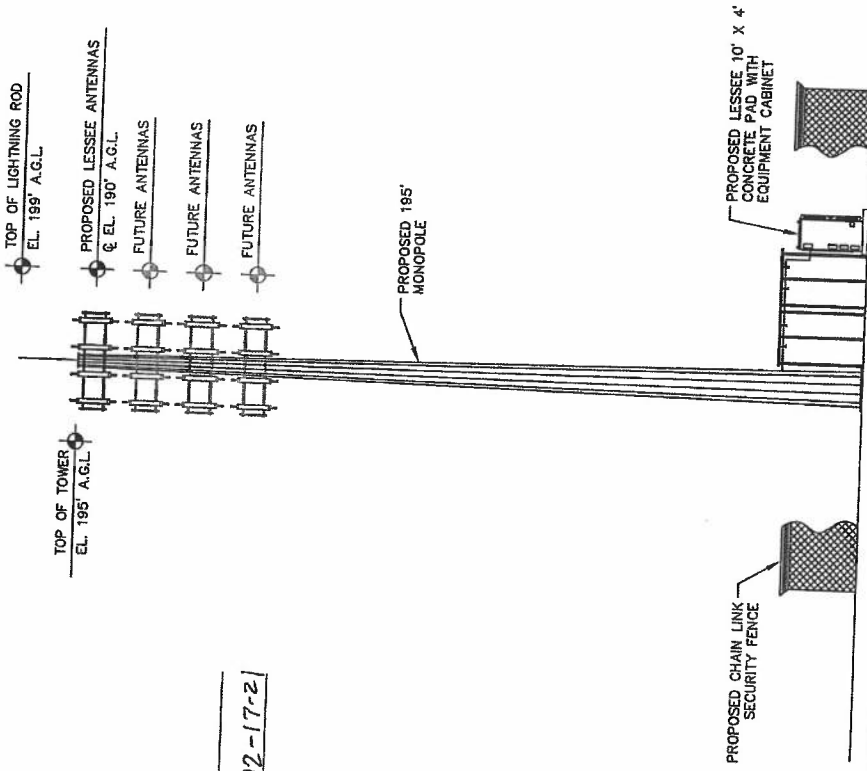
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DATE_



NOT FOR CONSTRUCTION

W:\Projects\1000-Wilcoxon\1000-Wilcoxon.dwg October 15, 2021 10:20 AM by William.Bridges



TOWER OWNER APPROVAL _____ DATE _____
 PROPERTY OWNER APPROVAL *[Signature]* DATE 12-17-21

REV1: REVISED TO SHOW MONOPOLE

JOB NO.:	013509293
DATE:	10/15/21
REV.:	1
DRAWN:	WTB
CHECKED:	DMF

Kimley-Horn
 11750 HUNTER PARK DRIVE, SUITE 800, ALPHARETTA, GA 30009
 PHONE: 770-339-8800 FAX: 770-339-8801
 WWW.KIMLEY-HORN.COM
 BILL: WILL ALLEN
 NICK BEHN
 DUSTIN BERT

PROPOSED MONOPOLE TOWER
 DORMIE GOLF CLUB
 BEULAH HILL CHURCH RD
 WEST END, NC 27376
 MOORE COUNTY

TOWER ELEVATION
 SHEET 4 OF 4
 NOT TO SCALE
 NOT FOR CONSTRUCTION

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**APPLICATION FOR ZONING APPROVAL BY CELCO PARTNERHSIP d/b/a
VERIZON WIRELESS FOR THE
INSTALLATION OF WIRELESS COMMUNICATION EQUIPMENT**

Deborah Ensminger,
Planning and Transportation Director
County of Moore, NC
1048 Carthage Oaks Drive
Carthage, NC 28327
PH: 910-947-5010

Subject: Telecommunications Facility Proposal by
Verizon Wireless Site #678827 (Dormie Golf Club)
Moore County, NC Conditional Rezoning
BEULAH HILL CHURCH RD, WEST END, NC 27376
Parcel ID: 855500114523

Pursuant to Chapter 8, Section 8.101 C.6 of the Moore County, NC Ordinance governing Wireless Telecommunication Facilities, a certification from applicant's RF engineer, "...it is not reasonably feasible (technically or commercially impractical or the owner of the WSS is unwilling to enter a contract at fair market value) to collocate new antennas and equipment on an existing WSS within the geographic search area."

Cellco Partnership d/b/a Verizon Wireless, by its representative, provides this statement of compliance to confirm no commercial structures currently exist within the geographic search area for this proposed wireless communications facility to collocate upon along Beulah Hill Church Road in West End, NC.

Respectfully submitted,

KULBHUSHAN SINGH

Verizon Wireless

Date: 12/17/2021



Verizon Wireless
8821 Research Drive
Charlotte, North Carolina 28202
Phone 704 510-8600

**APPLICATION FOR ZONING APPROVAL BY CELLCO PARTNERHSIP d/b/a
VERIZON WIRELESS FOR THE
INSTALLATION OF WIRELESS COMMUNICATION EQUIPMENT**

Deborah Ensminger,
Planning and Transportation Director
County of Moore, NC
1048 Carthage Oaks Drive
Carthage, NC 28327
PH: 910-947-5010

Subject: Telecommunications Facility Proposal by
Verizon Wireless Site #678827 (Dormie Golf Club)
Moore County, NC Conditional Rezoning
BEULAH HILL CHURCH RD, WEST END, NC 27376
Parcel ID: 855500114523

Pursuant to Chapter 8, Section 8.101 C.6 of the Moore County, NC Ordinance governing Wireless Telecommunication Facilities, Cellco Partnership d/b/a Verizon Wireless, by its representative, provides this statement of compliance to confirm no commercial structures currently exist within the geographic search area for this proposed wireless communications facility along Beulah Hill Church Road in West End, NC.

Respectfully submitted,
Chase Real Estate Services

Representative for Verizon Wireless

Date:

8-16-2021



CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
07/14/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Aon Risk Services Northeast, Inc.
New York NY Office
One Liberty Plaza
165 Broadway, Suite 3201
New York NY 10006 USA

CONTACT

NAME:

PHONE

(A/C. No. Ext): (866) 283-7122

FAX

(A/C. No.): (800) 363-0105

E-MAIL
ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURED
Verizon Wireless, LLC
1095 Avenue of the Americas
New York NY 10036 USA

INSURER A: National Union Fire Ins Co of Pittsburgh 19445

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

COVERAGES

CERTIFICATE NUMBER: 570088461875

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> XCU Coverage is Included GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			1728890	06/30/2021	06/30/2022	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$2,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION						EACH OCCURRENCE AGGREGATE
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT E.L. DISEASE-EA EMPLOYEE E.L. DISEASE-POLICY LIMIT

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Verizon Site Name: Dormie Golf Club - Beulah Hill Ch Rd., West End, NC - Location Code: 678827. County of Moore Planning Dept. is included as an Additional Insured with respect to the General Liability policy.

CERTIFICATE HOLDER

County of Moore Planning Dept.
PO Box 905
Carthage NC 28327 USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Aon Risk Services Northeast Inc.

Holder Identifier :

Certificate No : 570088461875

SURETY RIDER

To be attached to and form a part of

Bond No. CMS0342409

dated July 14, 2021
effective (MONTH-DAY-YEAR)

executed by Celco Partnership, as Principal,
(PRINCIPAL)

and by RLI Insurance Company, as Surety,

in favor of Moore County
(OBLIGEE)

in consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

The Obligee address to:

P.O. Box 905 Carthage, NC 28327

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider
is effective July 14, 2021
(MONTH-DAY-YEAR)

Signed and Sealed December 7, 2021
(MONTH-DAY-YEAR)

Celco Partnership

(PRINCIPAL)

By: 

(PRINCIPAL)

RLI Insurance Company

(SURETY)

By: 

Leah L. Juenger, Attorney-in-Fact

POWER OF ATTORNEY

RLI Insurance Company Contractors Bonding and Insurance Company

9025 N. Lindbergh Dr. Peoria, IL 61615
Phone: 800-645-2402

Bond No. CMS0342409

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes, but may be detached by the approving officer if desired.

That this Power of Attorney may be effective and given to either or both of **RLI Insurance Company and Contractors Bonding and Insurance Company**, required for the applicable bond.

That **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, each Illinois corporations (as applicable), each authorized and licensed to do business in all states and the District of Columbia do hereby make, constitute and appoint:

Leah L. Juenger

in the City of

St. Louis

, State of

Missouri

it's true and lawful Agent and Attorney in Fact, with full power and authority hereby conferred upon him/her to sign, execute, acknowledge and deliver for and on its behalf as Surety, in general, any and all bonds and undertakings in an amount not to exceed Twenty Five Million Dollars (\$25,000,000) for any single obligation, and specifically for the following described bond.

Principal:

Cellco Partnership

Obligee:

Moore County

RLI Insurance Company and Contractors Bonding and Insurance Company, as applicable, have each further certified that the following is a true and exact copy of a Resolution adopted by the Board of Directors of each such corporation, and now in force, to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the Corporation shall be executed in the corporate name of the Corporation by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Corporation. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the Corporation. The signature of any such officer and the corporate seal may be printed by facsimile or other electronic image."

IN WITNESS WHEREOF, **RLI Insurance Company and/or Contractors Bonding and Insurance Company**, as applicable, have caused these presents to be executed by its respective Vice President with its corporate seal affixed this 7th day of

December, 2021



**RLI Insurance Company
Contractors Bonding and Insurance Company**

Barton W. Davis

Barton W. Davis

Vice President

CERTIFICATE

I, the undersigned officer of **RLI Insurance Company and/or Contractors Bonding and Insurance Company**, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **RLI Insurance Company and/or Contractors Bonding and Insurance Company** this 7th day of December, 2021.

**RLI Insurance Company
Contractors Bonding and Insurance Company**

By:

Jeffrey D. Fick

Jeffrey D. Fick

Corporate Secretary

State of Illinois

County of Peoria

} SS

On this 7th day of December, 2021, before me, a Notary Public, personally appeared Barton W. Davis, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **RLI Insurance Company and/or Contractors Bonding and Insurance Company**, and acknowledged said instrument to be the voluntary act and deed of said corporation.

By:

Jacqueline M. Bockler

Notary Public



DUPLICATE ORIGINAL

TOWER / STRUCTURE / ANTENNA/ EQUIPMENT REMOVAL BOND

Bond #CMS0342409

Site Name: Dormie Golf Club

Site Location: Beulah Hill Ch Rd, West End, NC 27376 (35.27339067,-79.50556)

Verizon Project #: 16288162

Verizon Tower Location Code: 678827

KNOW ALL MEN BY THESE PRESENTS, THAT, Cellco Partnership, as Principal, and RLI Insurance Comapny, a corporation duly organized under the laws of the State of Illinois, as Surety, are held and firmly bound unto Moore County P.O. Box 905, Cathag, NC 28327, as Obligee, in the sum of Fifty Thousand and 00/100 (\$50,000.00) lawful money of the United States, for the payment of which, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents, the liability of the Surety being limited to the penal sum of this bond regardless of the number of years the bond is in effect.

WHEREAS the Principal has entered into a written agreement with the property owner for the placement of a tower(s), structure(s), antenna(s), and/or equipment furnishing telephone, television or other electronic media service, which agreement sets forth the terms and conditions which govern the use of such tower(s), structure(s), antenna(s), and/or equipment and which agreement is hereby specifically referred to and made part hereof, and

WHEREAS, the Obligee requires the submission of a bond guaranteeing the maintenance, replacement, removal or relocation of said tower(s), structure(s), antenna(s), and/or equipment.

NOW THEREFORE, the condition of this obligation is such, that if the above bounden Principal shall perform in accordance with the aforesaid ordinance and/or agreement, and indemnify the Obligee against all loss caused by Principal's breach of any ordinance or agreement relating to maintenance, replacement, removal or relocation of a tower(s), structure(s), antenna(s), and/or equipment, then this obligation shall be void, otherwise to remain in full force and effect unless cancelled as set forth below.

THIS BOND may be cancelled by Surety by giving thirty (30) days written notice to the Obligee by certified mail. Such cancellation shall not affect any liability the Surety may have or incurred under this bond prior to the effective date of the termination. Provided that no action, suit or proceeding shall be maintained against the Surety on this bond unless action is brought within twelve (12) months of the cancellation date of this bond.

THIS BOND signed, sealed, dated on the 14th day of July 2021. This bond is effective the 14th day of July, 2021.

Cellco Partnership

Principal

By: 

RLI Insurance Company

By: 

Surety

Cynthia L. Choren, Attorney-In-Fact

POWER OF ATTORNEY

RLI Insurance Company Contractors Bonding and Insurance Company

9025 N. Lindbergh Dr. Peoria, IL 61615
Phone: 800-645-2402

Bond No. CMS0342409

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes, but may be detached by the approving officer if desired.

That this Power of Attorney may be effective and given to either or both of **RLI Insurance Company and Contractors Bonding and Insurance Company**, required for the applicable bond.

That **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, each Illinois corporations (as applicable), each authorized and licensed to do business in all states and the District of Columbia do hereby make, constitute and appoint:
Cynthia L. Choren in the City of St. Louis, State of Missouri

it's true and lawful Agent and Attorney in Fact, with full power and authority hereby conferred upon him/her to sign, execute, acknowledge and deliver for and on its behalf as Surety, in general, any and all bonds and undertakings in an amount not to exceed Twenty Five Million Dollars (\$25,000,000) for any single obligation, and specifically for the following described bond.

Principal: Cellco Partnership
Obligee: Moore County

RLI Insurance Company and Contractors Bonding and Insurance Company, as applicable, have each further certified that the following is a true and exact copy of a Resolution adopted by the Board of Directors of each such corporation, and now in force, to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the Corporation shall be executed in the corporate name of the Corporation by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Corporation. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the Corporation. The signature of any such officer and the corporate seal may be printed by facsimile or other electronic image."

IN WITNESS WHEREOF, **RLI Insurance Company and/or Contractors Bonding and Insurance Company**, as applicable, have caused these presents to be executed by its respective Vice President with its corporate seal affixed this 14th day of July, 2021.



**RLI Insurance Company
Contractors Bonding and Insurance Company**

Barton W. Davis
Barton W. Davis Vice President

CERTIFICATE

I, the undersigned officer of **RLI Insurance Company and/or Contractors Bonding and Insurance Company**, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **RLI Insurance Company and/or Contractors Bonding and Insurance Company** this 14th day of July, 2021.

**RLI Insurance Company
Contractors Bonding and Insurance Company**

By: Jeffrey D. Fick
Jeffrey D. Fick Corporate Secretary

State of Illinois

County of Peoria

} SS

On this 14th day of July, 2021, before me, a Notary Public, personally appeared Barton W. Davis, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **RLI Insurance Company and/or Contractors Bonding and Insurance Company**, and acknowledged said instrument to be the voluntary act and deed of said corporation.

By: Jacqueline M. Bockler
Jacqueline M. Bockler Notary Public





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2021-ASO-22817-OE
Prior Study No.
2020-ASO-10060-OE

Issued Date: 07/29/2021

Network Regulatory
Alltel Corporation
5055 North Point Pkwy
NP2NE Network Engineering
Alpharetta, GA 30022

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower DORMIE_GOLF_CLUB - 16288162
Location: West End, NC
Latitude: 35-16-24.20N NAD 83
Longitude: 79-30-20.01W
Heights: 448 feet site elevation (SE)
259 feet above ground level (AGL)
707 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, a med-dual system-Chapters 4,8(M-Dual),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

This determination expires on 01/29/2023 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (202) 267-0105, or j.garver@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2021-ASO-22817-OE.

Signature Control No: 484490960-489786232

(DNE)

Jay Garver
Specialist

Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2021-ASO-22817-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	42	dBW
6	7	GHz	55	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3550	3650	MHz	47	dBm
3700	3980	MHz	1640	W
3700	3980	MHz	3280	W
27500	28350	MHz	75	dBm
29100	29250	MHz	75	dBm
31000	31225	MHz	75	dBm
31225	31300	MHz	75	dBm

38600

40000

MHz

75

dBm



K:\ATL_Wireless\000_Verizon\2021 Sites\Dormie Golf Club\CAD\GB\ECar-GB.dwg 12/20/21 11:00 AM by: christopher.strange



8921 RESEARCH DRIVE
CHARLOTTE, NC 28262

DORMIE GOLF CLUB

SITE ADDRESS (E-911 TBD)

BEULAH HILL CHURCH RD
WEST END, NC 27376
MOORE COUNTY
LATITUDE: 35° 16' 24.21" N
LONGITUDE: 79° 30' 20.02" W
TAX/PIN #: 855500114523
ZONING: RA

MOORE COUNTY SHERIFF DEPARTMENT
RICK RHYNE PUBLIC SAFETY CENTER
302 S MCNEILL ST
PHONE: (910) 947-2931
ATTN.: CUSTOMER SERVICE

EASTWOOD FIRE DEPARTMENT
980 NC-73
WEST END, NC 27376
PHONE: (910) 295-3322
ATTN.: CUSTOMER SERVICE



FROM CHARLOTTE OFFICE: TAKE RESEARCH DR TO W.W.T. HARRIS BLVD FOR 0.5 MI; FOLLOW I-485 INNER AND NC-24 E/NC-27 E TO MCDUFFIE RD IN MOORE COUNTY FOR 75.2 MI; TAKE BENSALEM CHURCH RD AND FIRE TOWER RD TO BEULAH HILL CHURCH RD FOR 13.6 MI; THEN THE DESTINATION WILL BE ON THE LEFT.

DRIVING DIRECTIONS

JURISDICTION:
MOORE COUNTY

STATE:
NORTH CAROLINA

TOWER TYPE:
MONOPOLE TOWER

TOWER HEIGHT:
195' (199' TO HIGHEST APPURTENANCE)

NUMBER OF CARRIERS:
0 EXISTING, 1 PROPOSED

USE:
PROPOSED TELECOMMUNICATIONS TOWER
AND UNMANNED EQUIPMENT

FLOOD INFO
SITE IS LOCATED WITHIN FEMA FLOOD MAP
AREA 3710854500J DATED 10/17/2006 WITHIN
FLOOD ZONE X.

PROJECT SUMMARY

DEVELOPER
VERIZON WIRELESS
8921 RESEARCH DRIVE
CHARLOTTE, NC 28262
PHONE: (704) 577-8785
ATTN: MICHAEL HAVEN

POWER COMPANY
RANDOLPH ELECTIC MEMBERSHIP CORP
PHONE: (800) 672-8212
ATTN: CUSTOMER SERVICE

PROPERTY OWNER
HAINOA, LLC
PO BOX 82545 LINCOLN, NE 68501
STOKESDALE, NC 27357
PHONE: (402) 613-4900
ATTN.: KEN PINKERTON

CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: (770) 545-6105
ATTN.: DAVID FRANKLIN

CONTACTS

SHEET NO.	SHEET TITLE
T1	COVER SHEET
T2	APPENDIX B - BUILDING CODE SUMMARY
--	SITE SURVEY (SHEET 1 OF 4)
--	SITE SURVEY (SHEET 2 OF 4)
--	SITE SURVEY (SHEET 3 OF 4)
--	SITE SURVEY (SHEET 4 OF 4)
N1	GENERAL NOTES
C0	OVERALL PARCEL
C1	OVERALL SITE PLAN
C2	SITE PLAN
C3	EQUIPMENT PAD LAYOUT
C4	EQUIPMENT RACK DETAIL - FRONT
C5	EQUIPMENT RACK DETAIL - REAR
C6	CONCRETE PAD FOUNDATION DETAILS
C7	FENCE, GATE, AND COMPOUND DETAILS
C8	GRADING AND EROSION CONTROL PLAN
C9	GRADING AND EROSION CONTROL DETAILS
C10	ACCESS ROAD DETAILS
C11	SITE SIGNAGE DETAILS
C12	WAVEGUIDE BRIDGE DETAILS
C13	ANTENNA AND TOWER ELEVATION DETAILS
E1	ELECTRICAL NOTES
E2	UTILITY SERVICE ROUTING PLAN
E3	OVERALL UTILITY ROUTING PLAN
E4	METER RACK DETAILS
E5	ELECTRICAL SINGLE LINE DIAGRAM
E6	PANEL SCHEDULE
E7	ELECTRICAL DETAILS
E8	GROUNDING NOTES
E9	GROUNDING PLAN
E10	GROUNDING SINGLE LINE DIAGRAM
E11	GROUNDING DETAILS
E12	GROUNDING DETAILS

SHEET INDEX

MOORE COUNTY PLANNING
1 COURTHOUSE SQUARE
CARTHAGE, NC 28327
PHONE: (910) 947-5010
ATTN.: CUSTOMER SERVICE

PERMIT INFORMATION



8921 RESEARCH DRIVE
CHARLOTTE, NORTH CAROLINA 28262

PROJECT INFORMATION:

SITE NAME:
DORMIE GOLF CLUB
Site No.: 678827
PROJECT #: 20202212717
BEULAH HILL CHURCH RD
WEST END, NC 27376
MOORE COUNTY

PLANS PREPARED BY:

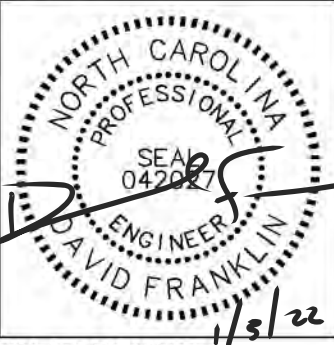


11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM
NC License F-0102

REV: DATE: ISSUED FOR: BY:

8			
7			
6			
5			
4			
3			
2	12/20/21	CONSTRUCTION	DMF
1	10/18/21	CONSTRUCTION	DMF
0	06/08/21	CONSTRUCTION	DMF

LICENSER:



KHA PROJECT NUMBER:

013509293

DRAWN BY: CHECKED BY:

WTB

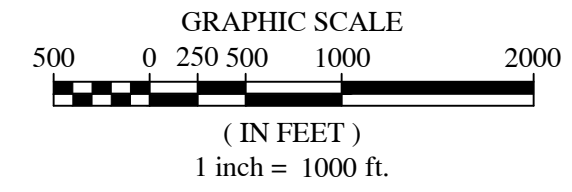
DMF

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

T1



PARENT PARCEL

Property located in Moore County, North Carolina.

All that certain piece, parcel or tract of land lying and being situated on the east side of Beulah Hill Church Road and the north side of NC Highway 73 in the Mineral Spring Township, Moore County, North Carolina, containing nine–hundred and ninety–seven and 51/100 acres (997.51 ac.), more or less, and being more particularly described according to a plat of property for "Paul Russell and for Pines Motor Company, Inc. & Russell Family Limited Partnership", surveyed by C.H. Blue RLS, dated December 16th, 1996, which plat is recorded in Plat Cabinet 6, Slide 418, in the office of the Register of Deeds for Moore County, is by reference incorporated herein as a part of this description and being the same property conveyed to Hainoa LLC by Deed Book 4904 pages 237–243, dated November 21st, 2017.

TAX PARCEL ID: 855500114523

SITE INFORMATION:

Lessee Premises:
10,000.00 Square Feet (0.230 Acres)
Latitude at center of Premises:
N 35° 16' 24.2064"(NAD83)(35.273391)
Longitude at center of Premises:
W 79° 30' 20.016"(NAD83)(-79.505560)

Elevation at center of Premises:
447.83' A.M.S.L.

LESSEE PREMISES

All that tract or parcel of land lying and being in the Mineral Springs Township in the town of West End, Moore County, North Carolina, and being a portion of the lands of Hainoa LLC, as recorded in Deed Book 4904 pages 237–243, Moore County records, and being more particularly described as follows:

To find the Point of Beginning, Commencing at a PK nail found in the center of Beulah Hill Church Road and being the northwestern corner of said Hainoa LLC property at the corner of Avery L. Myrick property as described in Deed Book 5164 page 501 and having a North Carolina Grid North (NAD83) value of N 555,079.5860 and E 1,848,835.5130 and being the POINT OF COMMENCEMENT; thence in a southerly direction S 4° 20' 22" W 182.35 feet to a point on the eastern Right of Way of Beulah Hill Church Road (having a 60' Public Right of Way); thence leaving said Right of Way S 76° 06' 06" E 220.01 feet to a point; thence N 13° 53' 54" E 35.00 feet to a point; thence S 76° 06' 06" E 30.00 feet to a point at the true POINT OF BEGINNING; thence S 76° 06' 06" E 100.00 feet to a point, thence S 13° 53' 54" W 100.00 feet to a point; thence N 76° 06' 06" W 100.00 feet to a point; thence N 13° 53' 54" E 100.00 feet to the POINT OF BEGINNING.

Bearings based on South Carolina Grid North, NAD83.

Said described parcel containing 0.230 Acres (10,000.00 square feet), more or less and subject to any and all easements, reservations, restrictions and conveyances of record, being as shown in a survey prepared for Verizon Wireless by Summit Design and Engineering Services, PLLC. dated March 17th, 2021.

30' LESSEE NON-EXCLUSIVE ACCESS, FIBER & UTILITY EASEMENT

Together with a 30–foot wide Lessee Non–Exclusive Access, Fiber & Utility Easement lying and being in the Mineral Springs Township in the town of West End, Moore County, North Carolina, and being a portion of the lands of Hainoa LLC, as recorded in Deed Book 4904 pages 237–243, Moore County records, and being more particularly described as follows:

Commencing at a PK nail found in the center of Beulah Hill Church Road (having a 60' Public Right of Way) and being the northwestern corner of said Hainoa LLC property at the corner of Avery L. Myrick property as described in Deed Book 5164 page 501 and having a North Carolina Grid North (NAD83) value of N 555,079.5860 and E 1,848,835.5130 and being the POINT OF COMMENCEMENT; thence in a southerly direction S 4° 20' 22" W 182.35 feet to a point on the eastern Right of Way of Beulah Hill Church Road (having a 60' Public Right of Way) and being the TRUE POINT OF BEGINNING; thence leaving said Right of Way S 76° 06' 06" E 220.01 feet to a point; thence N 13° 53' 54" E 35.00 feet to a point; thence S 76° 06' 06" E 30.00 feet to a point at the corner of the Lessee Premises Line; thence with said Lessee Premises Line thence S 13° 53' 54" W 100.00 feet to a point at the corner of said Lessee Premises Line; thence leaving said Lessee Premises line N 76° 06' 06" W 30.00 feet to a point; thence N 13° 53' 54" E 35.00 feet to a point; thence N 76° 06' 06" W 220.01 feet to a point on said Right of Way of Beulah Hill Church Road; thence with said Right of Way N 13° 53' 54" E 30.00 feet to a point on the POINT OF BEGINNING.

Bearings based on South Carolina Grid North, NAD83.

Said described parcel containing 0.220 Acres (9,600.29 square feet), more or less and subject to any and all easements, reservations, restrictions and conveyances of record, being as shown in a survey prepared for Verizon Wireless by Summit Design and Engineering Services, PLLC. dated March 17th, 2021.

COPYRIGHT © 2021
SUMMIT
DESIGN AND ENGINEERING

DRAWING ALTERATION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

PREPARED FOR



Kimley»Horn

REVISIONS

No.	DATE	DESCRIPTION	BY	CHK	APP

SPECIFIC PURPOSE SURVEY:

DORMIE_GOLF_CLUB

BEULAH HILL CHURCH ROAD
WEST END, NC
MOORE COUNTY

DATES OF SURVEY: MARCH 8th-11th, 2021



License: # P-0339
320 Executive Court
Hillsborough, NC 27278
Voice: (919) 732-3883 Fax: (919) 732-6676
www.summitde.net

SPECIFIC PURPOSE
SURVEY

TOWER LESSEE
PREMISES SITE
SHEET 3 OF 4

TITLE EXCEPTIONS:

This survey was made with the aid of Title work prepared by Fidelity National Title Insurance Company, report date of 3/10/2021, examined from 10/9/1950 to 2/23/2021, being File No. 34009861, for the Parent Parcel to determine the impacts of existing title exceptions listed below:

1. Taxes Type of Tax: County Calendar year: 2020 Amount: \$16,675.38 annually Parcel ID #: 00026293 Paid through: 2020 Assessment: \$2,638,090.00 (total = land and improvements, if any)

[Not a Matter of Survey]

2. Matters as shown and noted on Plat recorded in Plat Book 6, Page 399.

[This Item is Applicable to the Parent Parcel, Lease Area and Access Easement and the applicable items are shown hereon.]

3. Matters as shown and noted on Plat recorded in Plat Book 6, Page 418.

[This Item is Applicable to the Parent Parcel, Lease Area and Access Easement and the applicable items are shown hereon.]

4. North Carolina Boundary Line Agreement dated March 27, 1997 by and between Mark E. Brenner and Debra S. Brenner , as Grantor, and Sallie Vaughn Sturdivant and Johnny Frank Sturdivant and Crystal Vaughn Barber, as Grantee, recorded on April 3, 1997 in Deed Book 1256, Page 134; Joinder of Boundary Line Agreement, dated August 2, 2006 and recorded August 3, 2006 in Deed Book 3075, Page 277.

[This Item is Applicable to the Parent Parcel, Lease Area and Access Easement and the applicable items are shown hereon.]

5. Notice of Claim of Interest in Real Property recorded on November 14, 2008 in Deed Book 3489, Page 125.

[Not a Matter of Survey]

6. Declaration of Covenant recorded on September 25, 2009 in Deed Book 3635, Page 80.

[This Item is Applicable to the Parent Parcel and is Blanket in Nature]

7. Memorandum of Agreement dated November 10, 2017, by and between MHK Ventures, Inc., a Florida corporation, Dormie Club, LLC, a Florida limited liability company, Residences of Dormie, LLC, a Florida limited liability company and Hainoa LLC, a Nebraska limited liability company, recorded on November 21, 2017 in Deed Book 4904, Page 250.

[This Item is Applicable to the Parent Parcel and is Blanket in Nature]

8. Deed of Dedication and Easement in favor of County of Moore, a political subdivision of the State of North Carolina set forth in instrument recorded on December 4, 2019 in Deed Book 5235, Page 506.

[This Item is Applicable to the Parent Parcel only and does not effect the Lease Area and Access Easement.]

9. Deed of Dedication and Easement in favor of County of Moore, a political subdivision of the State of North Carolina set forth in instrument recorded on June 8, 2020 in Deed Book 5342, Page 535.

[This Item is Applicable to the Parent Parcel only and does not effect the Lease Area and Access Easement.]

10. Septic Field Easement Agreement in favor of Hainoa, LLC a Nebraska limited liability company set forth in instrument recorded on June 10, 2020 in Deed Book 5344, Page 308.

[This Item is Applicable to the Parent Parcel only and does not effect the Lease Area and Access Easement.]

11. Septic Field Easement Agreement in favor of Hainoa, LLC a Nebraska limited liability company set forth in instrument recorded on August 6, 2020 in Deed Book 5389, Page 156.

[This Item is Applicable to the Parent Parcel only and does not effect the Lease Area and Access Easement.]

12. Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing from Hainoa LLC, a Nebraska limited liability company, Grantor(s), to Robert P. Diederich, Trustee(s), in favor of First National Bank of Omaha, a national banking Association, dated September 10, 2020, and recorded September 14, 2020 in Deed Book 5419, Page 66, in the original amount of \$50,000,000.00.

[This Item is Applicable to the Parent Parcel and is Blanket in Nature]

13. UCC/Financing Statement between Hainoa LLC, Debtor (s), and First National Bank of Omaha, Creditor, filed on September 22, 2020, in the official records as Deed Book 5426, Page 36.

[This Item is Applicable to the Parent Parcel and is Blanket in Nature]

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DRAWING ALTERATION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

PREPARED FOR



Kimley»Horn

REVISIONS

No.	DATE	DESCRIPTION	BY	CHK	APP

SPECIFIC PURPOSE SURVEY:

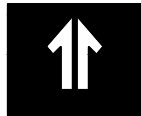
DORMIE_GOLF_CLUB

BEULAH HILL CHURCH ROAD

WEST END, NC

MOORE COUNTY

DATES OF SURVEY: MARCH 8th-11th, 2021



SUMMIT
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320 Executive Court
Hillsborough, NC 27278
Voice: (919) 732-3883 Fax: (919) 732-6676
www.summitde.net

SPECIFIC PURPOSE
SURVEY

TOWER LESSEE
PREMISES SITE
SHEET 4 OF 4

K:\ATL_Wireless\000_Verizon\2021 Sites\Dormie Golf Club\CAD\GB\ECar-GB.dwg 10/18/21 5:42 PM by: William.Bridger

1.00 GENERAL NOTES

- 1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
- 1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND VERIZON SPECIFICATIONS, THE VERIZON PROJECT ENGINEER SHOULD BE CONTACTED FOR CLARIFICATION.
- 1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.
- 1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
- 1.05 WAVEGUIDE BRIDGE AND EQUIPMENT CABINETS ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE DRAWINGS FOR SPECIFIC INFORMATION.
- 1.06 ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
- 1.07 THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. NOTIFY ENGINEER OR PROJECT MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS, IF AVAILABLE, FROM VERIZON PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
- 1.08 THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- 1.09 UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
- 1.10 THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED. TO NOTIFY "NORTH CAROLINA 811" 48 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (800) 632-4949 (OR 811). ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
- 1.11 CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
- 1.12 CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY VERIZON PROJECT MANAGER.
- 1.13 CONTRACTOR TO PROVIDE ANY NECESSARY SIGNAGE PER VERIZON PROJECT MANAGER'S INSTRUCTIONS. SEE DETAIL ON SHEET C11.

2.00 EQUIPMENT FOUNDATION NOTES

- 2.01 FOUNDATIONS ARE DESIGNED FOR A PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND BEARING CAPACITY PRIOR TO CONSTRUCTION.
- 2.02 EXCAVATE A MINIMUM 18" BELOW PROPOSED EQUIPMENT FOUNDATIONS OF EXPANSIVE, ORGANIC, UNCONSOLIDATED OR OTHERWISE UNACCEPTABLE MATERIAL AND REPLACE WITH WELL-COMPACTED MATERIAL ACCEPTABLE TO VERIZON.
- 2.03 CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND RELOCATING AS REQUIRED ALL SERVICE AND UTILITY LINES IN VICINITY OF THE WORK SITE. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION. COORDINATE ALL RELOCATIONS WITH THE PROPERTY OWNER.
- 2.04 CONTRACTOR TO CUT/FILL EXISTING COMPOUND SUBSOIL TO PROVIDE AN AREA AS LEVEL AS POSSIBLE FOR THE EQUIPMENT FOUNDATIONS. ALL FILL AREAS ARE TO BE FILLED WITH SUITABLE MATERIALS. FILL MATERIALS ARE TO BE PLACED, COMPACTED, AND TESTED IN MAXIMUM LAYERS OF 8". COMPACTION OF ALL FILL MATERIAL SHALL ACHIEVE 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698. ALL TESTS MUST MEET THE MINIMUM SPECIFIED SOIL BEARING CAPACITY. COMPACTION TESTING IS BY THE GEOTECHNICAL TESTING COMPANY DESIGNATED FOR THE PROJECT. SCHEDULING AND COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. REPORTS OF ALL TESTING ARE TO BE PROMPTLY DELIVERED OR FAXED TO THE VERIZON WIRELESS PROJECT MANAGER.
- 2.05 CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
- 2.06 CONCRETE SHALL HAVE A SLUMP BETWEEN 3" AND 6".
- 2.07 FIBERS FOR CONCRETE SHALL BE FIBERMESH 650, 100 PERCENT VIRGIN POLYPROPYLENE FIBRILLATED FIBERS, e3 PATENTED TECHNOLOGY PATENTED TECHNOLOGY, CONTAINING NO REPROCESSED OLEFIN MATERIALS. THE FIBERS SHALL CONFORM TO ASTM C1116 TYPE III AND MANUFACTURED SPECIFICALLY FOR THE SECONDARY REINFORCEMENT OF CONCRETE.
- 2.08 THE FIBERS SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED MANUFACTURING FACILITY. UNLESS OTHERWISE STATED, FIBERMESH 650 MACRO-SYNTHETIC FIBERS SHALL BE ADDED TO THE CONCRETE AT THE BATCHING PLANT AT THE RECOMMENDED APPLICATION RATE OF 3 LBS/YD³ AND MIXED FOR A SUFFICIENT TIME (MINIMUM 5 MINUTES AT FULL MIXING SPEED) TO ENSURE UNIFORM DISTRIBUTION OF THE FIBERS THROUGHOUT THE CONCRETE. FIBROUS CONCRETE REINFORCEMENT SHALL BE MANUFACTURED BY FIBERMESH, 4019 INDUSTRY DRIVE, CHATTANOOGA, TN 37416 USA, TEL: 800 621-1273, WEBSITE: WWW.FIBERMESH.COM
- 2.09 AT THE REQUEST OF THE VERIZON WIRELESS PROJECT MANAGER, TEST CYLINDERS SHALL BE MOLDED AND LABORATORY CURED IN ACCORDANCE WITH ASTM C31. THREE CYLINDERS SHALL BE TAKEN FOR EACH DAY'S CONCRETE PLACEMENT. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST REVISION TO ASTM C39.
- 2.10 CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH ¾" x 45° CHAMFER, UNLESS OTHERWISE NOTED.
- 2.11 CONCRETE FORMWORK IS TO BE STRIPPED WITHIN 48 HOURS. VIBRATION OF THE CONCRETE MUST ASSURE THAT HONEYCOMBING WILL BE AT A MINIMUM. MECHANICAL VIBRATION OF ALL CONCRETE IS REQUIRED UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER. ABOVE GRADE CONCRETE IS TO BE RUBBED AND PATCHED TO ASSURE SMOOTH FINISH AT TIME OF FORMS REMOVAL. CONTRACTOR SHALL PROVIDE A BROOM FINISH ON THE TOP SURFACE OF THE EQUIPMENT FOUNDATION UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER.
- 2.12 TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02' OF ELEVATION REQUIRED.
- 2.13 TOP OF FOUNDATION FINISH TO BE LEVEL ± ⅛" IN 10'.
- 2.14 TOP OF FOUNDATION TO HAVE MEDIUM BROOM FINISH.
- 2.15 CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL VERIFY PLACEMENT OF EQUIPMENT AND LOCATION OF CONDUIT FOR MANUFACTURER'S AND VENDORS SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION OF ALL UTILITIES.



8821 RESEARCH DRIVE
CHARLOTTE, NORTH CAROLINA 28262

PROJECT INFORMATION:

SITE NAME:
DORMIE GOLF CLUB
SITE No.: 678827
PROJECT #: 20202212717
BEULAH HILL CHURCH RD
WEST END, NC 27376
MOORE COUNTY

PLANS PREPARED BY:

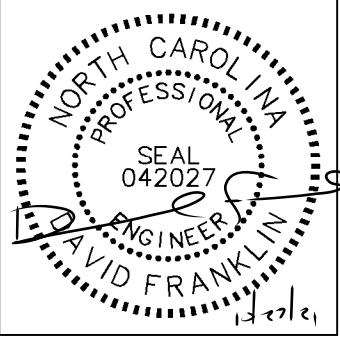
Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 800
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM
NC License F-0102

REV: DATE: ISSUED FOR: BY:

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1	10/18/21	CONSTRUCTION	DMF
0	06/08/21	CONSTRUCTION	DMF

LICENSER:



KHA PROJECT NUMBER:

013509293

DRAWN BY: CHECKED BY:

WTB

DMF

SHEET TITLE:

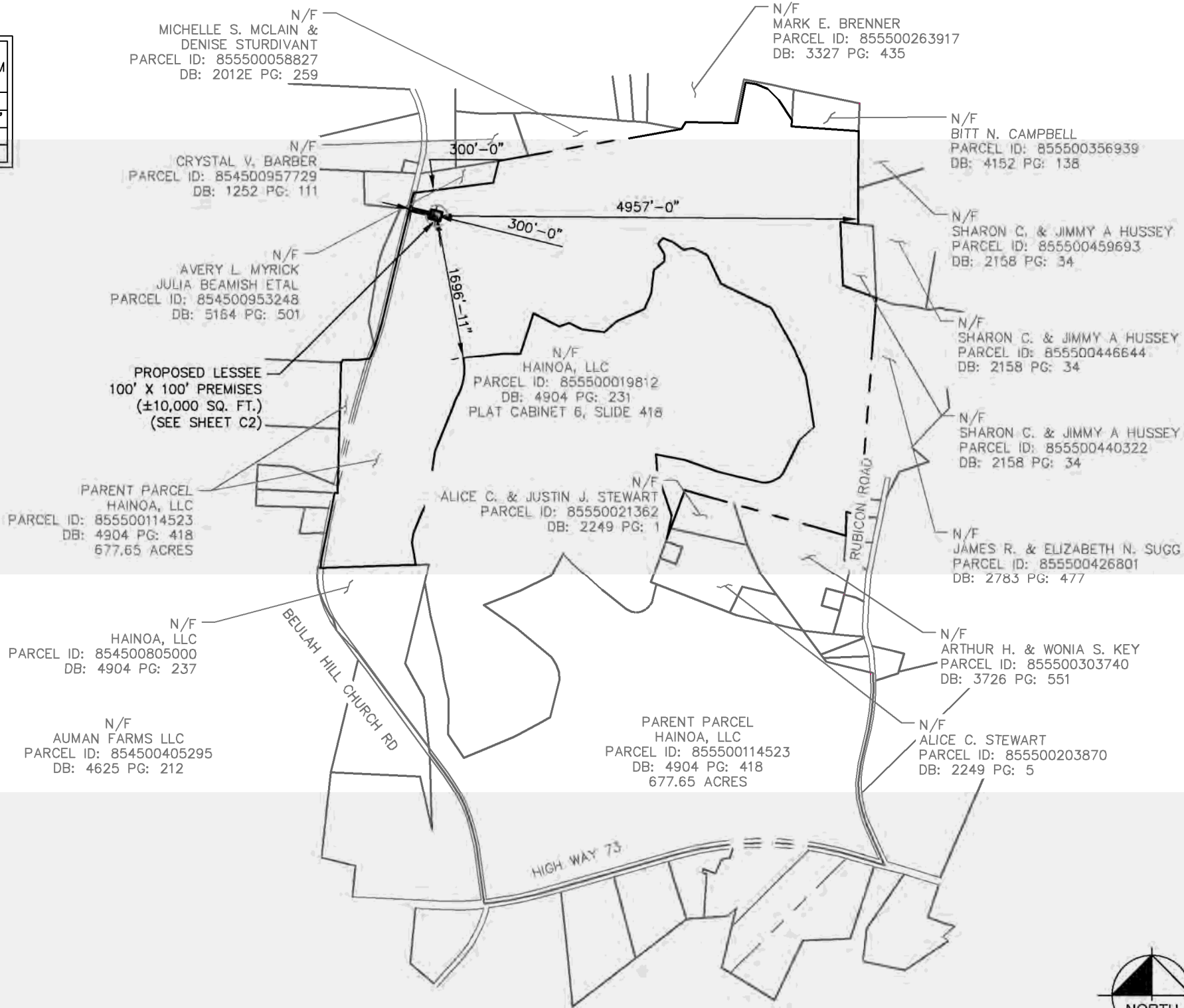
GENERAL NOTES

SHEET NUMBER:

N1

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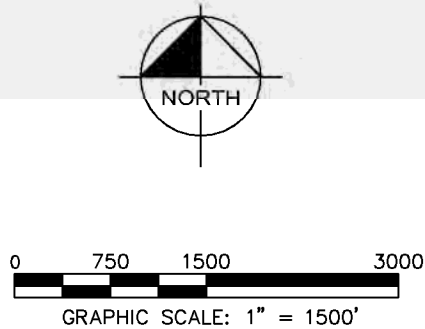
TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	300'-0"
SOUTH	1,696'-11"
EAST	4,957'-0"
WEST	300'-0"



SURVEY NOTE:

1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY SUMMIT DESIGN AND ENGINEERING SERVICES DATED 03/17/21 AND SITE VISIT ON 03/10/21.

1
C0 **OVERALL PARCEL**
SCALE: 1" = 1,500'



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CHARLOTTE, NORTH CAROLINA 28262

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BEULAH HILL CHURCH RD
WEST END, NC 27376
MOORE COUNTY

PLANS PREPARED BY:

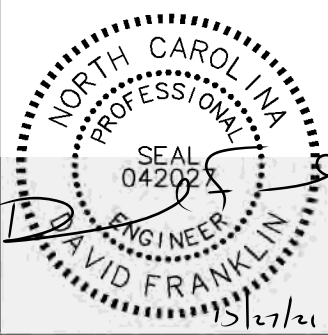
Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM
NC License F-0102

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LICENSER:



KHA PROJECT NUMBER:

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DRAWN BY: CHECKED BY:

WTB DMF

SHEET TITLE:

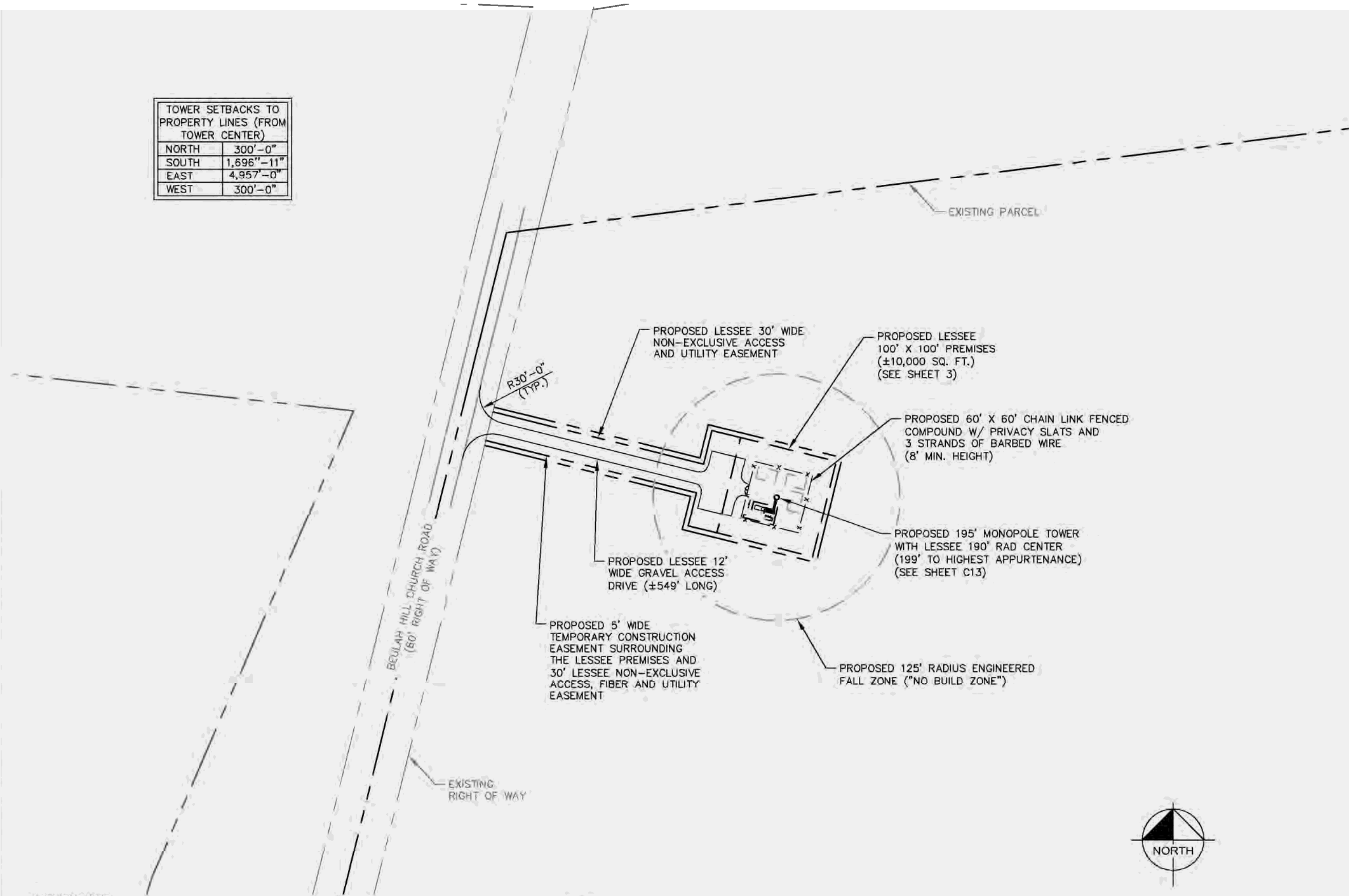
OVERALL PARCEL

SHEET NUMBER:

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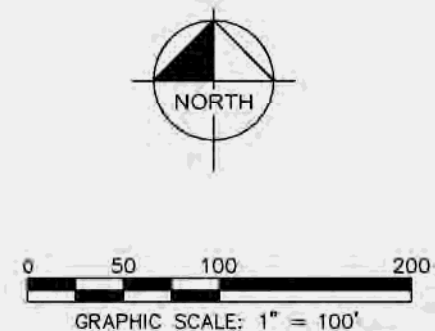
TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	300'-0"
SOUTH	1,696'-11"
EAST	4,957'-0"
WEST	300'-0"



SURVEY NOTE:

1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY SUMMIT DESIGN AND ENGINEERING SERVICES DATED 03/17/21 AND SITE VISIT ON 03/10/21.

1
C1 **OVERALL SITE PLAN**
SCALE: 1" = 100'



verizon

8821 RESEARCH DRIVE
CHARLOTTE, NORTH CAROLINA 28262

PROJECT INFORMATION:

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SITE No.: 678827
PROJECT #: 20202212717
BEULAH HILL CHURCH RD
WEST END, NC 27376
MOORE COUNTY

PLANS PREPARED BY:

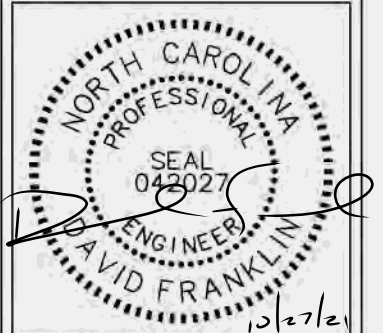
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0	06/08/21	CONSTRUCTION	DMF

LICENSER:



KHA PROJECT NUMBER:

013509293

DRAWN BY: CHECKED BY:

WTB DMF

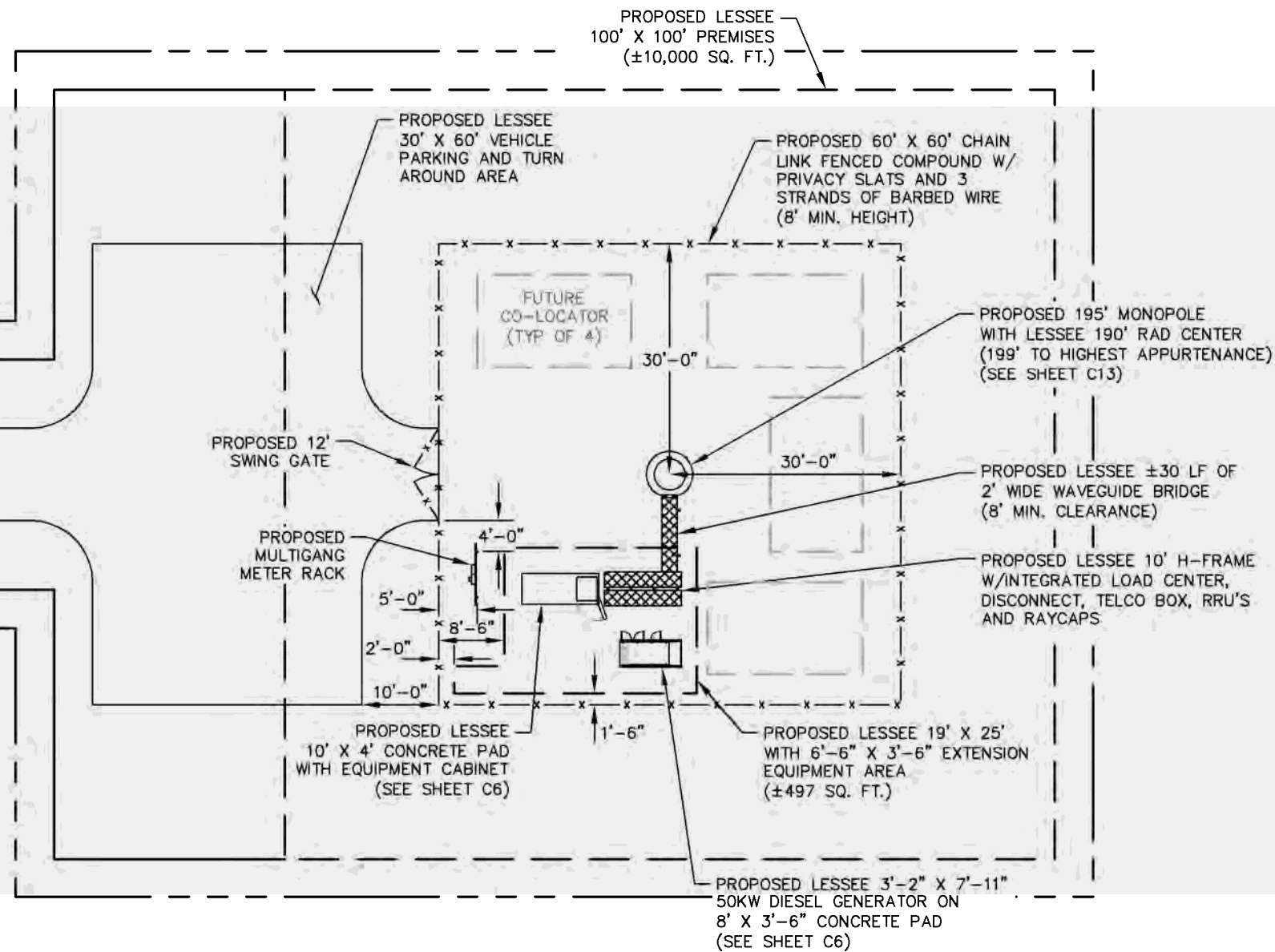
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**OVERALL SITE
PLAN**

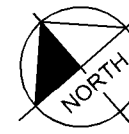
SHEET NUMBER:

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K:\ATL_Wireless\000_Verizon\2021 Sites\Dormie Golf Club\CAD\GB\ECar-GB.dwg 12/20/21 11:01 AM by: christopher.strange



1 SITE PLAN
C2 SCALE: 1" = 20'



SITE NOTES:

1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER AND/OR TOWER OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY SUMMIT DESIGN AND ENGINEERING SERVICES DATED 03/17/21 AND SITE VISIT ON 03/10/21.
3. CONTRACTOR TO CONFIRM WITH VERIZON CONSTRUCTION MANAGER THAT THE SHELTER/EQUIPMENT SHOWN HAS BEEN ORDERED/SCHEDULED FOR DELIVERY TO THIS SITE.
4. THE BASIS OF EQUIPMENT DESIGN INCLUDES ONE (1) RF CABINET, ONE (1) FUTURE BATTERY CABINET, AND ONE (1) FUTURE EXPANSION CABINET.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND MODIFYING SCOPE OF WORK TO ACCOMMODATE ANY CHANGES IN THE EXACT EQUIPMENT PROCURED BY VERIZON WIRELESS. COORDINATE ANY CHANGES WITH VERIZON WIRELESS CONSTRUCTION MANAGER.
6. ROUTE COAX/FIBER UP TOWER PER STRUCTURAL ANALYSIS BY TOWER OWNER.
7. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CONTRACTOR TO OBTAIN COPY OF TOWER ERECTION DRAWINGS FROM VERIZON CONSTRUCTION MANAGER PRIOR TO DRILLING TOWER FOUNDATIONS. CASSIONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWING BY OTHERS. DO NOT SCALE.

verizon

8821 RESEARCH DRIVE
CHARLOTTE, NORTH CAROLINA 28262

PROJECT INFORMATION:

SITE NAME:
DORMIE GOLF CLUB
SITE No.: 678827
PROJECT #: 20202212717
BEULAH HILL CHURCH RD
WEST END, NC 27376
MOORE COUNTY

PLANS PREPARED BY:

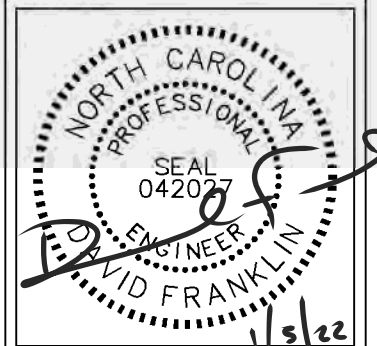
Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM
NC License F-0102

REV: DATE: ISSUED FOR: BY:

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2	12/20/21	CONSTRUCTION	DMF
1	10/18/21	CONSTRUCTION	DMF
0	06/08/21	CONSTRUCTION	DMF

LICENSER:



KHA PROJECT NUMBER:

013509293

DRAWN BY: CHECKED BY:

WTB

DMF

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C2

COMMUNITY MEETING REPORT
Wednesday, February 16, 2022, 4:00 p.m. – 5:00 p.m.
Proposed Wireless Communications Facility – Beulah Hill Church Rd.

Community Members Present:

George H. Wilson

Applicant's Representative Present:

Victoria Farmer, John Yeagley

Planning Staff Present:

Jaimie Walters

Ms. Farmer and Mr. Yeagley were available to answer questions as they were asked. The only attendee was Mr. George H. Wilson, whose family member is an adjacent property owner. He wanted to know the approximate location of the tower on the parent tract. Mr. Yeagley showed Mr. Wilson where the proposed tower would be located on the site plan. Mr. Wilson indicated that he did not have any objections to the proposed request. No other community members were present.

List of those notified of the Community Meeting (certified mailings to adjacent properties):

AUMAN FARMS LLC	LUCAS WAYNE B & LUCAS LOUISE H
HUSSEY SHARON COLE & JIMMY ALBERT	STEWART ALICE COPELAND & STEWART JUSTIN JAMES
BRENNER MARK E	ANILINE DORIAN & SCHLOBOHM KAREN
FUTRELL CATHY D HRS	KISER ANDY & KISER HEATHER
TILLMAN ROBERT PAUL	KEY ARTHUR HENRY & WONIA SUE
HAINOA LLC	BARBER CRYSTAL VAUGHN
SMITH RACHEL B	DORMIE CLUB LLC
ELDRIDGE JORDAN HUNTER	BELLE JAMES ANDREW
SUGG JAMES RUSSELL JR & ELIZABETH NORFLEET	GLOVER EVA KATHERINE BELLE (LE)
LEVINE PETER & PATRICIA	THE STATE OF NORTH CAROLINA
HILL KENNETH T JR	WILSON MATTHEW THOMAS & MACHIN LISSETTE EDUVIGES
LOCKLEAR WILLARD M	CAMPBELL BRITT NICOLE
SESSOMS SALLY ROSE COPELAND	JOHNNY HARRIS TRUCKING INC
MYRICK AVERY LEA	CUTHRELL MATTHEW D & CUTHRELL MICHELLE S
STATE OF NORTH CAROLINA C/O STATE PROPERTY OFFICE	MELTON JIMMY & MELTON DOROTHY FURR

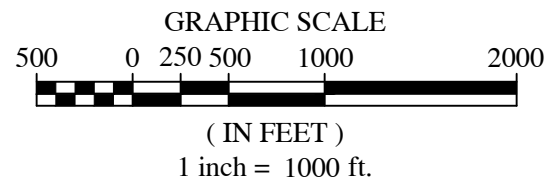
Attachments:

- Site plan presented at the Community Meeting

Submitted by,

Jaimie Walters, MPA, CZO

Senior Planner – Moore County Planning and Transportation



FOR REGISTRATION REGISTER OF DEEDS

Judy D. Martin
Moore County, NC

November 21, 2017 03:11:10 PM

Book 4904 Page 237-243

FEE: \$26.00

NC REVENUE STAMP: \$2,800.00

INSTRUMENT # 2017017148



INSTRUMENT # 2017017148

This Instrument Prepared By:

H. Craig Phifer, III

Clarke, Phifer, Vaughn, Brenner & McNeill, PLLC

135 Applecross Road

Pinehurst, North Carolina 28374

LRK#00023880; LRK#00026293; LRK#20080014

LRK#20070893; & LRK#20070894

**STATE OF NORTH CAROLINA
COUNTY OF MOORE**
GENERAL WARRANTY DEED

THIS DEED, made this 23th day of October, 2017 by **Residences of Dormie, LLC**, a Florida limited liability company of 631 US Hwy 1, Ste. 101, North Palm Beach, FL 33408, **GRANTOR**, to Hainoa LLC, a Nebraska limited liability company; **GRANTEE**;

Tax Address: PO Box 82545, Lincoln, NE 68501

WITNESSETH:

That said Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, tract or parcel of land situate in Mineral Springs Township, Moore County, North Carolina, and more particularly described as follows:

Please see Exhibit "A"

This conveyance is made subject to: Please see Exhibit "B"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3327, Page 188, Book 3327, Page 195 and Book 3514, Page 297, Moore County Registry, Carthage, North Carolina.

All or a portion of the property herein conveyed [] includes or [X] does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions noted herein.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The remainder of this page is intentionally left blank: Acknowledgments Follow

WK

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Residences of Dormie, LLC, a Florida limited liability company



(SEAL)

By: Walter T. Krumm, III, Trustee, Member/Manager



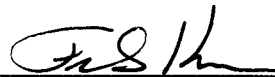
COUNTY OF Franklin

STATE OF Ohio

I certify that the following person(s) personally appeared before me this day and ☒ I have personal knowledge of the identity of the principal(s) or, ☐ have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a ☐ driver's license or ☐ _____, or a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Name of Principal(s): Walter T. Krumm, III, Trustee, Member/Manager of Residences of Dormie, LLC a Florida limited liability company

Date: Nov 17, 2017

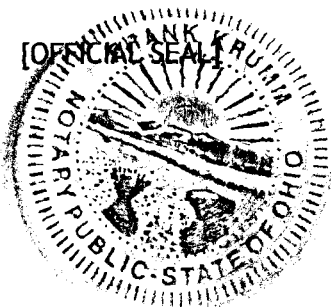


Notary Public

FRANK Krumm

Printed or typed name of Notary Public

My Commission Expires: 3-29-2022



WTK

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Residences of Dormie, LLC, a Florida limited liability company

Robert L. Hansen (SEAL)
By: Robert L. Hansen, Member/Manager

COUNTY OF Moore

STATE OF North Carolina

I certify that the following person(s) personally appeared before me this day and ☒ I have personal knowledge of the identity of the principal(s) or, _____ have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a [] driver's license or _____, or a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Name of Principal(s): **Robert L. Hansen, Member/Manager of Residences of Dormie, LLC a Florida limited liability company**

Date: 11/21/2017

[Signature]
Notary Public

Homer Craig Phifer III
Printed or typed name of Notary Public

[OFFICIAL SEAL]



My Commission Expires: 27 Sept. 2020

[Handwritten mark]

Exhibit "A"

LYING AND BEING IN MINERAL SPRINGS TOWNSHIP, MOORE COUNTY, NORTH CAROLINA, ON THE EAST SIDE OF AND ADJOINING BEULAH HILL CHURCH ROAD (SR. 1210), ON THE NORTH SIDE OF AND ADJOINING NC HWY. 73 AND ON THE WEST SIDE OF AND ADJOINING RUBICON ROAD (SR. 1222) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE CENTERLINE INTERSECTION OF NC HWY. 73 AND BEULAH HILL CHURCH ROAD, THE SOUTHEAST CORNER OF THE LANDS CONVEYED BY DEED RECORDED IN DB 2946 PG 290 PARCEL 1, MOORE COUNTY REGISTRY, SAID PROPERTY ALSO BEING SHOWN ON THAT PLAT RECORDED IN PC 6 SLIDE 418, MOORE COUNTY REGISTRY AND RUNS THENCE AS THE CENTERLINE OF BEULAH HILL CHURCH ROAD N 07°19'37" W 373.44' TO A POINT IN SAID CENTERLINE; THENCE CONTINUING AS SAID CENTERLINE N 08°01'28" W 302.92' TO A POINT; THENCE N 12°35'31" W 201.17' TO A POINT; THENCE N 16°29'41" W 155.90' TO A POINT; THENCE N 20°32'05" W 147.34' TO A POINT; THENCE N 26°37'23" W 132.94' TO A POINT; THENCE N 31°29'42" W 149.42' TO A POINT; THENCE N 34°41'44" W 161.13' TO A POINT; THENCE N 36°43'11" W 309.76' TO A POINT IN THE CENTERLINE OF BEULAH HILL CHURCH ROAD; THENCE LEAVING SAID ROAD WITH THE LINES OF NELSON LOUIS NEIL N 05°53'38" W 58.07' TO AN EXISTING IRON PIPE; THENCE N 36° 56' 07" W 1360.02' TO A POINT; THENCE N 43° 34' 50" W 395.81' TO A POINT; THENCE N 15° 40' 32" W 127.41' TO AN EXISTING IRON PIPE; THENCE N 34° 50' 47" W 68.30' TO A POINT; THENCE N 30° 02' 01" W 84.41' TO A POINT; THENCE N 26° 11' 55" W 74.96' TO A POINT; THENCE N 22° 59' 41" W 83.37' TO A POINT; THENCE N 16° 57' 56" W 87.78' TO A POINT; THENCE N 08° 56' 26" W 78.01' TO A POINT; THENCE N 02° 27' 28" W 84.86' TO A POINT; THENCE N 03° 27' 47" E 98.68' TO A POINT; THENCE N 88° 20' 18" E 30.40' TO A PK NAIL IN THE CENTERLINE OF BEULAH HILL CHURCH ROAD; THENCE AS SAID CENTERLINE N 07°36'33" E 110.28' TO A POINT; THENCE N 11°02'58" E 300.08' TO A POINT; THENCE N 11°10'36" E 300.23' TO A POINT; THENCE N 11°06'52" E 187.49' TO A NAIL AND CAP IN SAID CENTERLINE; THENCE LEAVING THE CENTERLINE S 87°56'20" E 35.11' TO AN EXISTING IRON PIPE; THENCE CROSSING BEULAH HILL CHURCH ROAD WITH THE EAST LINE OF CLARA B. BELLE N 01°42'28" E 745.60' TO AN EXISTING CONCRETE MONUMENT, BELLE'S NORTHEAST CORNER; THENCE WITH THE WEST LINE OF JAMES S. SMITHERMAN, JR. N 01°28'24" E 764.14' TO AN EXISTING IRON PIPE ON THE BANK OF LITTLE RIVER; THENCE N 01°28'24" E 15.28' TO THE CENTER OF LITTLE RIVER; THENCE AS THE CENTER OF THE RUN OF LITTLE RIVER THE PROPERTY LINE, TO THE CENTER OF BEULAH HILL CHURCH ROAD WITH APPROXIMATELY THE FOLLOWING CALLS: N 42°19'50" E 37.01', N 88°31'53" E 175.45', N 84°10'27" E 131.79' TO A POINT IN THE CENTERLINE INTERSECTION OF THE RUN OF LITTLE RIVER AND BEULAH HILL CHURCH ROAD; THENCE AS THE CENTERLINE OF BEULAH HILL CHURCH ROAD N 22°16'01" E 157.77' TO A POINT; THENCE N 18°53'34" E 152.08' TO A POINT; THENCE N 15°28'49" E 159.37' TO A POINT; THENCE N 13°37'36" E 853.53' TO A POINT; THENCE N 13°47'19" E 577.77' TO A POINT; THENCE N 13°53'58" E 121.72' TO AN EXISTING PK NAIL, A SOUTHWEST CORNER OF JACK LEE MYRICK, SR.; THENCE AS HIS LINES N 82°42'03" E 945.00' TO AN EXISTING IRON PIPE, HIS SOUTHEAST CORNER; THENCE N 14°13'36" E 262.59' TO AN EXISTING IRON PIPE, HIS NORTHEAST CORNER; THENCE AS THE SOUTH LINES OF CRYSTAL VAUGHN BARBAR AND SALLIE VAUGHN STURDIVANT N 80°03'20" E 2181.75' TO AN EXISTING CONCRETE MONUMENT; THENCE N 31°03'02" E 94.51' TO AN EXISTING CONCRETE MONUMENT BY A LIGHT WOOD STAKE, A CORNER OF JOHN M. HARRIS; THENCE AS HIS SOUTH AND EAST LINES S 89°03'46" E 588.68' TO AN EXISTING CONCRETE MONUMENT; THENCE S 89°02'00" E 25.24' TO AN EXISTING IRON PIPE; THENCE N 10°59'31" E 481.92' TO AN EXISTING IRON ROD; THENCE AS THE SOUTH LINES OF DARRYL A. GABRITSCH S 81°S1'45" E 127.36' TO A NEW IRON ROD; THENCE S 68°26'26" E 14S.77' TO AN EXISTING IRON ROD; THENCE S 44°23'11" E 186.90' TO AN EXISTING IRON ROD; THENCE S 33°02'04" E 279.81' TO AN EXISTING IRON ROD, A CORNER OF WILLIAM A. BAKER; THENCE AS BAKER'S WEST AND SOUTH LINES S 03°42'25" W 7S.72' TO AN EXISTING IRON PIPE; THENCE S 86°20'58" E 795.26' TO AN EXISTING IRON PIPE, BAKER'S SOUTHEAST CORNER AND THE LINE OF SHARON COLE HUSSEY; THENCE AS HUSSEY'S WEST LINES S 00°26'26" W 677.62' TO AN EXISTING CONCRETE MONUMENT; THENCE S 00°27'02" W 419.86' TO AN EXISTING CONCRETE MONUMENT; THENCE N 82°31'42" W 211.74' TO AN EXISTING CONCRETE MONUMENT; THENCE S 02°23'11" E 737.62' TO AN EXISTING CONCRETE MONUMENT ON THE BANK OF LITTLE RIVER; THENCE S 02°23'11" E 10.58' TO THE CENTER OF THE RUN OF LITTLE RIVER; THENCE AS THE CENTER OF THE RUN OF LITTLE RIVER, BEING THE PROPERTY LINE AT AN APPROXIMATE BEARING AND DISTANCE OF S 69°S6'20" E 417.80' TO A POINT IN SAID CENTERLINE; THENCE AS THE WEST LINE OF JAMES RUSSELL SUGG, JR. S 04°20'39" W 21.70' TO AN EXISTING IRON PIPE ON THE BANK OF LITTLE RIVER; THENCE S 04°20'39" W 2351.46' TO AN EXISTING IRON ROD, A CORNER OF KEN T. HILL; THENCE AS HIS WEST LINE S 04°37'58" W 199.23' TO AN EXISTING IRON ROD, HIS SOUTHEAST CORNER; THENCE AS THE NORTH AND WEST LINE OF ROBERT PAUL TILLMAN N 75°00'33" W 159.85' TO AN EXISTING IRON PIPE; THENCE S 01°S3'20" W 279.7S' TO AN EXISTING IRON PIPE, A CORNER OF IDELLE EVANS; THENCE AS HER NORTH LINE AND THE NORTH LINE OF ALICE C. STEWART N 74°09'27" W 1967.12' TO AN EXISTING CONCRETE MONUMENT BY A LIGHT WOOD STAKE; THENCE AS THE WEST LINES OF ALICE C. STEWART S 20°10'53" W 843.44' TO AN EXISTING IRON ROD; THENCE S 20°10'35" W 317.90' TO AN EXISTING CONCRETE MONUMENT; THENCE AS THE SOUTH LINES OF ALICE C. STEWART AND SALLY SESSOMS S 68°56'56" E 1085.21' TO A LIGHT WOOD STAKE; THENCE S 76°41'56" E 797.32' TO AN EXISTING CONCRETE MONUMENT, THE NORTHWEST CORNER OF WILLARD M. LOCKLEAR; THENCE AS HIS WEST AND SOUTH LINES S 37°11'36" E 457.20' TO AN EXISTING CONCRETE

MONUMENT; THENCE S 76°40' 54" E 534.34' TO AN EXISTING CONCRETE MONUMENT; THENCE S 76°40'54" E 30.12' TO A POINT IN THE CENTERLINE OF RUBICON ROAD, LOCKLEAR'S SOUTHEAST CORNER; THENCE AS THE CENTERLINE OF RUBICON ROAD S 01°00'20" E 213.52' TO A POINT; THENCE S 04°39'55,, W 231.44' TO A POINT; THENCE S 09°33'40" W 219.90' TO A POINT; THENCE S 13°18'07" W 412.02' TO A POINT; THENCE S 06°41'27" W 229.40' TO A POINT; THENCE S 02°59' 17" E 180.17' TO A POINT; THENCE S 13°02'32" E 211.88' TO A POINT; THENCE S 20°56'06" E 130.09' TO A POINT; THENCE S 23°40'29" E 505.24' TO A POINT AT THE CENTERLINE INTERSECTION OF NC HWY. 73 AND RUBICON ROAD; THENCE AS THE CENTERLINE OF NC HWY. 73 N 72°44'55" W 289.42' TO A POINT; THENCE CONTINUING AS SAID CENTERLINE, A CURVE COUNTERCLOCKWISE TO THE WEST HAVING A RADIUS OF 3819.83', AN ARC LENGTH OF 2210.68' AND A CHORD BEARING AND DISTANCE OF N 88°58'47" W 2179.96' TO A POINT IN SAID CENTERLINE; THENCE S 74°07'00" W 1345.83' TO A POINT; THENCE S 74°28'20" W 292.66' TO A POINT; THENCE S 75°15'05" W 97.81' TO A POINT; THENCE S 76°41'24" W 101.58' TO A POINT; THENCE S 78°02'52" W 96.07' TO A POINT; THENCE S 79°34'24" W 91.80' TO A POINT; THENCE S 80°36'16" W 82.74' TO A POINT; THENCE S 82°55'46" W 156.17' TO THE BEGINNING, CONTAINING 997.44 ACRES, EXCEPTING HOWEVER, 309.31 ACRES (GOLF COURSE BOUNDARY) AND DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING CONCRETE MONUMENT, THE SOUTHWEST CORNER OF THE LANDS CONVEYED TO ALICE C. STEWART BY DEED RECORDED IN DEED BOOK 2249 PAGE 5, ALSO BEING A CORNER OF THE PROPERTY CONVEYED TO MARK E. BRENNER BY DEED RECORDED IN DEED BOOK 2946 PAGE 290 AND RUNS THENCE AS THE SOUTH LINE OF ALICE C. STEWART S 68°56'56" E 69.83' TO A POINT IN SAID SOUTH LINE; THENCE AS THE FOLLOWING COURSES AND DISTANCES: S 13°52'00" W 189.13', A CURVE RUNNING CLOCKWISE TO THE SOUTHWEST HAVING A RADIUS OF 200.00', AN ARC LENGTH OF 375.94' AND A CHORD BEARING AND DISTANCE OF S 69°52'11" W 322.99', N 51°32'29" W 372.91', N 48°03'49" W 479.82', N 42°21'30" W 148.24', S 28°04'32" W 300.37', S 63°39'48" W 412.44', S 68°45'29" W 455.02', S 55°02'19" E 472.45', S 50°13'55" E 524.17', A CURVE RUNNING CLOCKWISE TO THE SOUTH HAVING A RADIUS OF 361.64', AN ARC LENGTH OF 300.30', AND A CHORD BEARING AND DISTANCE OF S 20°11'26" E 291.75', S 13°46' 15" W 448.24', S 61°49'42" W 470.64', S 67°17'09" W 654.12', N 33°11'05" W 331.29', N 00°22'39" E 414.48', N 13°30'31" W 243.18', N 08°15'09" W 243.97', N 13°39'21" W 496.53', N 10°16'08" W 266.02' TO A POINT IN THE EASTERN LINE OF THE LANDS CONVEYED TO MHK VENTURES, INC. BY DEED RECORDED IN DEED BOOK 3201 PAGE 392; THENCE AS SAID EASTERN LINE N 13°30'16" E 380.73' TO A MASONRY NAIL IN A TERRA COTTA PIPE; THENCE S 88°39'59" W 154.08' TO A POINT IN THE NORTH LINE OF SAID MHK VENTURES TRACT; THENCE CONTINUING AS THE FOLLOWING COURSES AND DISTANCES: N 09°55'34" W 262.34', N 05°39'25" E 111.67', N 23°05'45" E 276.83', N 29°10' 57" E 135.42', N 07°26'59" E 350.96', N 08°17'45" E 248.27', N 22°17'05" E 542.95', N 21°08'03" E 118.39', A CURVE RUNNING COUNTERCLOCKWISE TO THE NORTH HAVING A RADIUS OF 695.00', AN ARC LENGTH OF 511.55' AND A CHORD BEARING AND DISTANCE OF N 10°05'33" E 500.08' TO A POINT NEAR THE RUN OF LITTLE RIVER; THENCE N 84°21'39" E 404.97' TO A POINT; THENCE N 89°49'53" E 212.84' TO A POINT; THENCE CROSSING LITTLE RIVER AND A LAKE N 17°56'20" E 503.68' TO A POINT ON THE NORTH SIDE OF THE LAKE; THENCE ALONG THE NORTH SIDE OF THE LAKE, THE FOLLOWING COURSE AND DISTANCES: S 62°15'38" E 338.55', N 71°49'18" E 124.75', S 64°05'57" E 167.96', S 83°35'52" E 265.71', N 49°46'07" E 196.91', N 65°54'54" E 352.65', N 22°55'14" E 199.82', N 06°14'49" E 272.51', N 50°53'08" E 160.08', N 00°00'00" E 84.65', N 34°01'44" W 141.30', N 38°32'22" E 88.39', S 68°58'40" E 117.99', S 54°59'24" E 167.23', N 79°22'10" E 112.94', S 62°29'56" E 189.44', S 25°42'22" E 371.12' TO A POINT NEAR THE NORTHEAST END OF THE LAKE; THENCE CROSSING LITTLE RIVER S 64°48'28" E 613.20' TO A POINT; THENCE CONTINUING AS THE FOLLOWING COURSES AND DISTANCES: A CURVE RUNNING CLOCKWISE TO THE SOUTHEAST HAVING A RADIUS OF 149.12', AN ARC LENGTH OF 75.63' AND A CHORD BEARING AND DISTANCE OF S 44°32'28" E 74.82', S 29°14'13" E 499.44', S 23°40'05" E 370.45', S 08°32'40" E 608.18', S 47°59'54" W 222.57', S 26°45'04" W 401.77', A CURVE RUNNING CLOCKWISE TO THE SOUTHWEST HAVING A RADIUS OF 255.95', AN ARC LENGTH OF 362.96', AND A CHORD BEARING AND DISTANCE OF S 67°03'14' W 333.31', N 76°13'57" W 482.18', N 70°29'31" W 421.61', N 79°32'32" W 344.59', S 04°33'40" E 212.27', S 18°10'30" E 534.23', S 10°57'13" W 269.16' TO A POINT IN THE WESTERN LINE OF THE LANDS CONVEYED TO ALICE C. STEWART BY DEED RECORDED IN DEED BOOK 2249 PAGE 5; THENCE AS SAID WESTERN LINE S 20°10'53" W 240.29' TO AN EXISTING IRON ROD; THENCE CONTINUING AS SAID WESTERN LINE S 20°10'35" W 317.90' TO THE BEGINNING, CONTAINING 309.31 ACRES.

Exhibit "B"

All exceptions which are listed on Title Binder Commitment No. 201702760ASL and will be listed as such on the Final Title Policy based on the Title Binder.

WAK